



TOWN OF YEMASSEE SPECIAL TOWN COUNCIL MEETING

Thursday, July 6, 2023 – 9:00AM

Yemassee Municipal Complex, 101 Town Cir, Yemassee SC 29945-3363

- I. **Call to Order – Mayor Colin Moore**
- II. **Pledge of Allegiance & Invocation**
- III. **Determination of Quorum**
 - a. Consent of the Agenda for the Thursday July 6, 2023, Special Town Council Meeting
- IV. **Public Comment**
 - a. Public Comment must be submitted to the Town Administrator at least five minutes prior to the start of the meeting. **PUBLIC COMMENT IS LIMITED TO TWO MINUTES AND WILL BE ENFORCED**
- V. **Old Business**
 - a. Consideration of an Ordinance Approving Annexation of Two Parcels of Land of Approximately 316.71 Acres of land and identified by Beaufort County TMS: R700 012 000 0004 0000 and R700 012 000 0005 0000. [Ordinance 23-19]
- VI. **New Business**
 - a. Consideration of a Resolution Appointing Three Individuals to the Town of Yemassee Municipal Election Commission [Resolution 23-19]
 - b. Consideration of an Ordinance Amending Portions of the Code of Ordinances of the Town of Yemassee, South Carolina, Chapter 4 “Animals”, Article III. Specific to the Town of Yemassee, Section 4-67 titled “Wild Bird Sanctuary Established”. [Ordinance 23-21]
 - c. Discussion of the Proposed FY24 Budget Schedule.
- VII. **Adjournment**

The next regularly scheduled Town Council Meeting is July 11, 2023 at 6:30PM, in the Council Chambers at the Yemassee Municipal Complex, 101 Town Cir, Yemassee, SC 29945-3363.

“FOIA Compliance – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and the Town of Yemassee policies.”

Mayor
Peggy Bing-O'Banner
Mayor Pro Tempore
Matthew Garnes
Town Administrator



Council Members
Alfred Washington
Stacy Pinckney
David Paul Murray

Agenda Item

Subject: Consideration of an Ordinance Approving Annexation of Two Parcels of Land of Approximately 316.71 Acres of land and identified by Beaufort County TMS: R700 012 000 0004 0000 and R700 012 000 0005 0000. [Ordinance 23-19]

Department: Administration

Submitted by: Matthew Garnes, Town Administrator

Attachments:

✓	Ordinance		Resolution		Other
✓	Support Documents	✓	Motion		

Summary: Staff received an Annexation petition for two parcels of property known as Jericho Plantation, located at 143 & 193 Cotton Hall Road in Sheldon seeking annexation into the Town limits. The property totals 316.71 acres of largely undeveloped land for hunting and agricultural support activities.

Recommended Action: Request Town Council conduct second and final reading.

Council Action:

- Approved as Recommended
- Approved with Modifications
- Disapproved
- Tabled to Time Certain
- Other

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)
TOWN OF YEMASSEE)
ORDINANCE NUMBER:)
(23-19)

An Ordinance Annexing Two Parcels
of Land owned by Peak Media, LLC.
into the Town of Yemassee, South
Carolina.

AN ORDINANCE ANNEXING INTO THE TOWN OF YEMASSEE, TWO PARCELS OF LAND OF APPROXIMATELY 316.71 ACRES, LOCATED AT 143 AND 193 COTTON HALL ROAD, OWNED BY PEAK MEDIA, LLC., IN BEAUFORT COUNTY, NOT ALREADY WITHIN THE YEMASSEE TOWN LIMITS AND INCLUDING ALL ADJACENT PUBLIC RIGHTS OF WAY, RAILROAD RIGHTS OF WAY, WATERS, LOWLANDS AND WETLANDS.

Section 1. Findings of Facts

As an incident to the adoption of this ordinance, Town Council of Yemassee finds the following facts to exist:

- a) Section 5-3-150, Code of Laws of South Carolina (1976) as amended, provides a method of annexing property to a city or town by a Petition signed by all persons owning real estate in the area requesting annexation.
- b) A proper Petition has been filed with Town of Yemassee by one hundred percent (100%) of the freeholders owning one hundred percent (100%) of the assessed value of the contiguous property herein described, petitioning for annexation of the property to the Town of Yemassee under the provisions of South Carolina Section 5-3-150(3) and is requesting the Town's zoning of General Residential and have submitted proper submission materials supporting each application in accordance with Town requirements.
- c) It appears to the Town Council that the annexation would be in the best interest of the property owners and the town.
- d) The Town Council is zoning the parcel General Residential.
- e) The Yemassee Town Council finds the proposed annexation and rezoning is consistent with the Yemassee Comprehensive Plan (as amended and revised).

Section 2.

NOW, THEREFOR IT BE ORDAINED by the Mayor and Council of the Town of Yemassee, South Carolina, duly assembled and with authority of the same, pursuant to Section 5-3-150 and Section 5-3-100, Code of Laws of South Carolina (1976), as amended, the following described property is hereby annexed to and made part of the Town of Yemassee, to wit:

ALL THOSE CERTAIN PIECES, PARCELS OR TRACTS OF LAND being known as R700 012 000 0004 0000 and R700 012 000 0005 0000 & 226.44 and 90.27 acres, respectively, and all adjacent public rights of ways and wetlands as shown on the attached map.

This Ordinance shall become effective upon ratification.

SO ORDERED AND ORDAINED THIS ____ Day of _____ 2023.

By the Yemassee Town Council being duly and lawfully assembled.

Colin Moore, Mayor

Matthew Garnes, Town Administrator

Peggy Bing-O'Banner, Councilmember

David Paul Murray, Councilmember

Stacy Pinckney, Councilmember

Alfred Washington, Councilmember

(Seal)

First Reading: 6/13/23
Second Reading:



**TOWN OF YEMASSEE
ANNEXATION APPLICATION**

Town of Yemassee

MAY 31 2023

Received

Town of Yemassee
Attn: Administration Department
101 Town Cir
Yemassee, SC 29945-3363
(843) 589-2565 Ext. 3
<http://www.townofyemassee.org>

Applicant		Property Owner	
Name: Brian Harvin		Name: Peak Media, LLC.	
Phone: (843) 737-3296		Phone: (843) 737-3296	
Mailing Address: 916 Middle St Sullivans Island, SC 29482		Mailing Address: 916 Middle St Sullivans Island, SC 29482	
E-mail: brianharvin@yahoo.com		E-mail: brianharvin@yahoo.com	
Town Business License # (if applicable): N/A			
Property Information			
County: <input checked="" type="checkbox"/> Beaufort <input type="checkbox"/> Hampton <input type="checkbox"/> Jasper		Acreage: 316.71	
Property Location: 143 & 193 Cotton Hall Rd			
Existing Zoning: T2R		Proposed Zoning: GR	
Tax Map Number(s): R700 012 000 0004 0000 & R700 012 000 0005 0000			
Project Description: Annexation of two parcels of land known as Jericho Plantation, in Sheldon.			
Select Annexation Method			
<input checked="" type="checkbox"/> 100 Percent Petition and Ordinance Method		<input type="checkbox"/> 75 Percent Petition and Ordinance Method	<input type="checkbox"/> 25 Percent Elector Petition and Election Method
Minimum Requirements for Submittal			
<input checked="" type="checkbox"/> 1. Completed Annexation Petition(s) <input checked="" type="checkbox"/> 2. Copy of plat and/or survey of area requesting annexation <input checked="" type="checkbox"/> 3. Parcel Information from the appropriate County Assessor's Office			
Note: Application is not valid unless signed and dated by property owner.			
Disclaimer: The Town of Yemassee assumes no legal or financial liability to the applicant or any third party whatsoever by approving the plans associated with this permit.			
I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property.			
Property Owner Signature: <i>Bill</i>		Date: 5/31/23	
Applicant Signature: <i>Bill</i>		Date: 5/31/23	
For Office Use			
Application Number: ANNEX-05-31-1050		Date Received: 5/31/23	
Received By: M. Barnes		Date Approved:	



Beaufort County, South Carolina

generated on 5/26/2023 9:04:53 PM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R700 012 000 0005 0000	00522919	193 COTTON HALL RD,	5/19/2023	2023	2022

Current Parcel Information

Owner	PEAK MEDIA LLC	Property Class Code	AgImp Forest
Owner Address	916 MIDDLE ST SULLIVANS ISLAND SC 29482	Acreage	90.2700
Legal Description	PB40 P41TOMOTLEY PLANT PB40 P41POR SUBJ TO ROLL BACK TAX LEIN MERGE 0.92 AC FROM 12/4A ACREAGE CHANGED BY PB101 P38~01/18 SPLIT 5.00 AC 12/67POR TOMOTLEY PLANTSUBJ TO ROLL BACK TAX LEINPOR TOMOTLEY PLANT PB40 P4111/04 MERGE 0.92 AC FROM 12/4A AC CHG PB101 P38~AC CHG 02/19 CONSOLIDATED WITH 12/67 PB150 PG188		

Historic Information

Tax Year	Land	Building	Market	Taxes	Payment
2022	\$377,600	\$447,400	\$825,000	\$7,558.95	\$7,558.95
2021	\$377,600	\$447,400	\$825,000	\$8,515.98	\$8,515.98
2020	\$377,600	\$472,400	\$850,000	\$8,685.45	\$8,685.45
2019	\$377,600	\$472,400	\$850,000	\$8,575.43	\$8,575.43
2018	\$322,500	\$74,600	\$397,100	\$1,164.10	\$2,304.04
2017	\$276,500	\$807,300	\$1,083,800	\$5,048.62	\$5,048.62
2016	\$276,500	\$807,300	\$1,083,800	\$4,889.04	\$5,697.40
2015	\$276,500	\$807,300	\$1,083,800	\$4,792.11	\$5,585.93
2014	\$276,500	\$807,300	\$1,083,800	\$4,695.63	\$5,524.97
2013	\$276,500	\$807,300	\$1,083,800	\$4,627.65	\$5,446.80

Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
BONEY HAROLD A	3831 656	1/23/2020	Fu		\$825,000
BRELAND JUDY	3567 290	4/14/2017	Fu		\$520,000
LACY ARNOLD G	1480 1967	9/6/2001	Fu		\$350,000
CONNELLY LOGGING OF YEMASSEE INC RTE 2	779 1775	5/4/1995	Fu		\$91,000
VOLK NORMA H TRUSTEE BOSTWICK DOLLY VON S (LIFE ESTATE)	721 903	7/25/1994	Fu		\$689,000
BOSTWICK GEORGE H % CHAMBERLAIN & STEWARD ASSOC LTD	465 2229	11/26/1986	Fu		\$960,900
BOSTWICK GEORGE H % CHAMBERLAIN & STEWARD ASSOC LTD	87 271	1/1/1980	Fu		\$0
		12/31/1776	Or		\$0

Building	Type	Use Code Description	Improvements			Square Footage	Improvement Size
			Constructed Year	Stories	Rooms		
R03	DWELL	Dwelling	2003	2.0	17	2,206	
R03	DWELL	Dwelling	2003	2.0	17	2,642	
R02	ATTCP	Attatched Carport	2003	0	0		1,600
R02	ATTCP	Attatched Carport	2003	0	0		1,600
R03	CONCAPRN	Residential Concrete Apron	2003	0	0		1,600
R03	POOL	Residential Pool In Ground	2003	0	0		800
R02	MACHINE	General Purpose Bldg x Other	2003	0	0		3,200
R03	DETGAR	Residential Detached Garage	2003	0	0		1,106



Beaufort County, South Carolina

generated on 5/26/2023 9:03:27 PM EDT

Property ID (PIN)	Alternate ID (AIN)	Parcel Address	Data refreshed as of	Assess Year	Pay Year
R700 012 000 0004 0000	00522900	143 COTTON HALL RD,	5/19/2023	2023	2022

Current Parcel Information

Owner	PEAK MEDIA LLC	Property Class Code	AgImp Classified
Owner Address	916 MIDDLE ST SULLIVANS ISLAND SC 29482	Acreage	226.4400

Legal Description: JERICOHO PLANTATION PB146 PB180 SUBJ TO ROLL BACK TAX LIEN CROPLAND & PASTURE LAND~01/18 AC CHANGED PB146 PG180

Historic Information

Tax Year	Land	Building	Market	Taxes	Payment
2022	\$1,280,000	\$20,000	\$1,300,000	\$502.95	\$502.95
2021	\$1,280,000	\$20,000	\$1,300,000	\$705.10	\$705.10
2020	\$482,400	\$10,000	\$492,400	\$586.47	\$586.47
2019	\$482,400	\$10,000	\$492,400	\$580.15	\$580.15
2018	\$482,400	\$10,000	\$492,400	\$553.88	\$553.88
2017	\$630,200	\$10,000	\$640,200	\$628.33	\$628.33
2016	\$630,200	\$10,000	\$640,200	\$614.56	\$614.56
2015	\$630,200	\$10,000	\$640,200	\$592.30	\$592.30
2014	\$630,200	\$10,000	\$640,200	\$586.44	\$586.44
2013	\$630,200	\$10,000	\$640,200	\$569.93	\$569.93

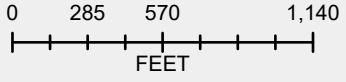
Sales Disclosure

Grantor	Book & Page	Date	Deed	Vacant	Sale Price
BONEY HAROLD A	3831 625	1/23/2020	Fu		\$1,300,000
DEKOCK S A TRUSTEE (JC & AJ HARDEN IRREVOC TRUST)	3581 3188	6/9/2017	Fu		\$792,540
HARDEN JOSEPH C ALLYSON J JTROS	615 2470	12/31/1992	Fu		\$1
DELTA GROUP (THE)	401 1106	8/1/1984	Fu		\$76,850
DELTA GROUP (THE)	401 1098	8/1/1984	Fu		\$265,000
DELTA GROUP (THE)	401 1102	8/1/1984	QC		\$0
		12/31/1776	Or		\$0

Improvements

Building	Type	Use Code Description	Constructed Year	Stories	Rooms	Square Footage	Improvement Size
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R01	LOAFING	Livestock Loafing Shed	1960	0	0	1,630
R01	UTLSHED	Residential Shed - Small Util	1957	0	0	120

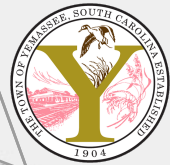


R700 012 000
0004 0000

R700 012 000
0005 0000

**PROPOSED ANNEXATION AREA
JERICHO PLANTATION**

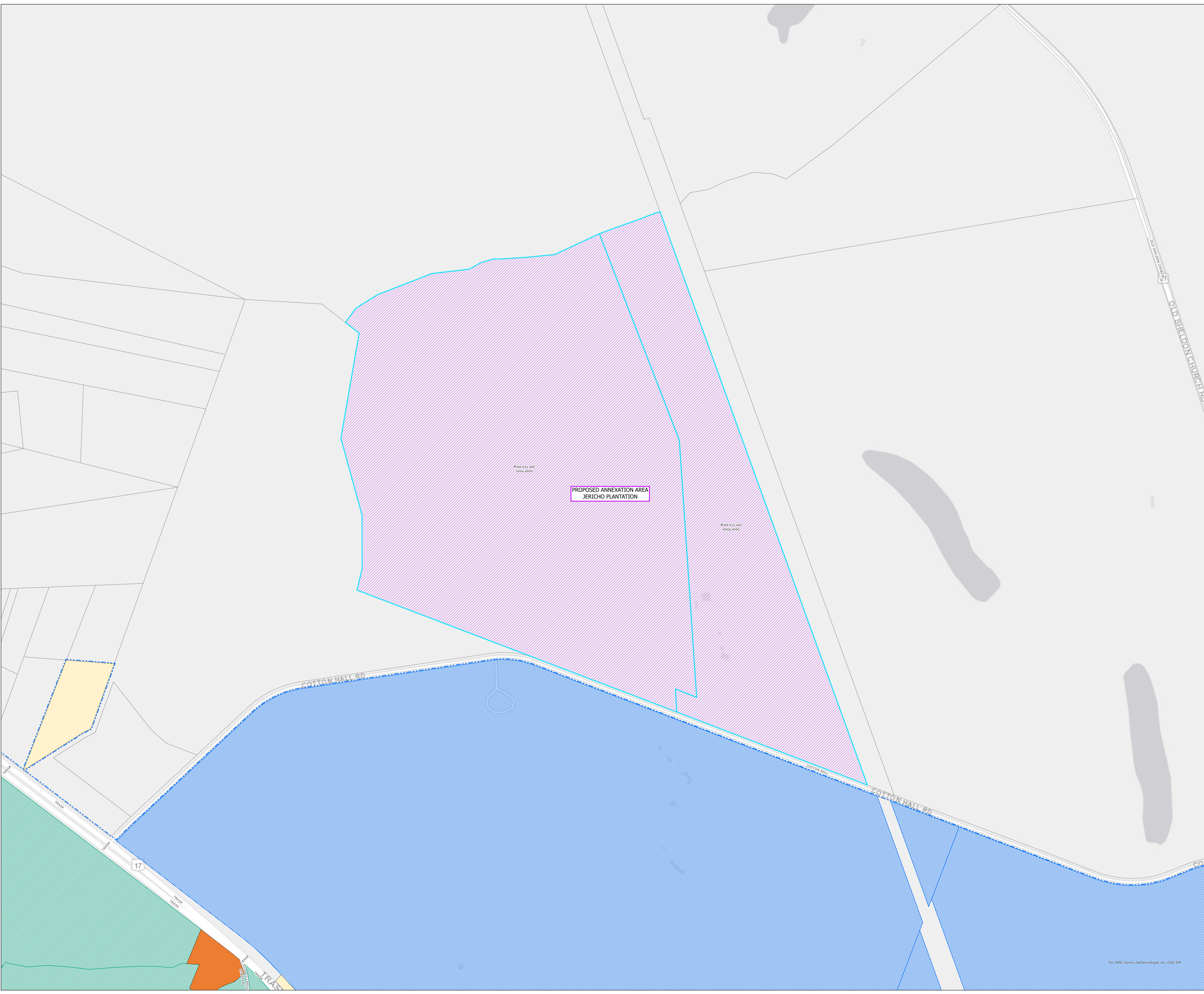
COTTON HALL



**ZONING
DEPARTMENT**

**PROPOSED
ANNEXATION
AREA**

LEGEND
PROPOSED ANNEXATION



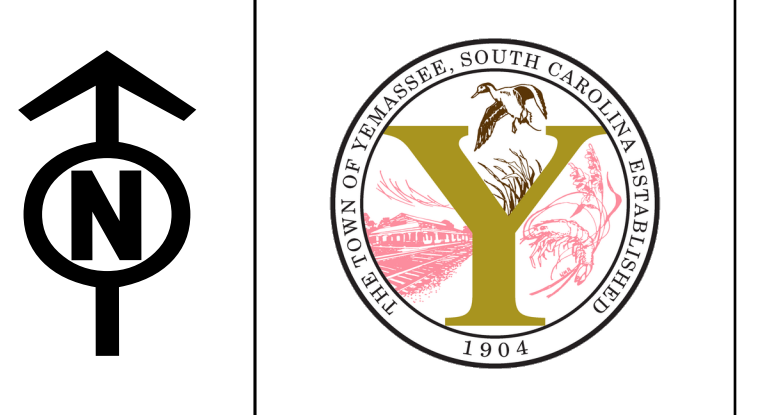
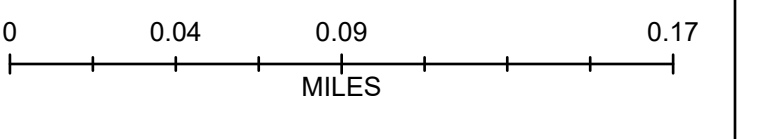
PROPOSED ANNEXATION AREA
JERICHO PLANTATION

R700 011 000
0004 0000

R700 011 000
0005 0000

DATE CREATED: 2/8/2021 PREPARED BY: SPATIAL ENGINEERING, INC.

DATE UPDATED: 5/16/2023 CARTOGRAPHY BY: GOVI HINES, GISP



DISCLAIMER:
The GIS maps and data distributed by the Town of Yemassee are derived from a variety of public and private sector sources considered to be dependable, but the accuracy, completeness, and currency thereof are not guaranteed. The Town of Yemassee makes no warranties, expressed or implied, as to the accuracy, completeness, currency, reliability, or suitability for any particular purpose of information or data contained in or generated from the Town's Geographic Information Systems database. Additionally, the Town of Yemassee or any agent, servant, or employee thereof assume no liability associated with the use of this data, and assume no responsibility to maintain it in any matter or form.



Project Information

General Information

Project #	A23-0001	Parcel #	R700 012 000 0005 0000	Building ID	
Location	193 Cotton Hall Rd				
Project Type	Annexation Petition - 100%	Project Use	Annexation Request Beaufort County		
Parent Project #		Subdivision			
Applicant Name	Peak Media, LLC.	Address	916 Middle St, Sullivans Island, SC 29482		
Applicant Email	brianharvin@yahoo.com	Phone	(843) 737-3296	Cell	(843) 737-3296
Owner Name	Peak Media, LLC.	Address	916 Middle St		
Owner Email	brianharvin@yahoo.com	Phone	(843) 737-3296	Cell	(843) 737-3296
Contractor		Address			
Contractor Email		Phone		Cell	

Property Information

Type/Improvement	Annexation	Accessory/Structure	
Current Use	R-3 Residential	Proposed Use	
Current Zoning		Proposed Zoning	General Residential (GR)
Project Cost	0	Project Value	0
Current Use And Proposed Changes	A request by Brian Harvin on behalf of Peak Media, LLC. for consideration of an Ordinance to approve a 100% Annexation Petition for certain property consisting of approximately 316.71 Acres of land located at 143 and 193 Cotton Hall Road and identified as Beaufort County Tax Map No(s). R700 012 000 0004 0000 & R700 012 000 0005 0000 into the Town of Yemassee's municipal boundary.		

UPDATE - Town Council voted to approve first reading at their June 13, 2023 Town Council Meeting.
UPDATE- Second and final reading scheduled for the July 6, 2023 Special Town Council meeting.

Lot Width	Lot Depth	Map Number	R700 012 000 0004 00
Total Area of Building & Accessory Structures (Sq Ft)	Total Area of All Man-made Improvements (Sq Ft)		

General Notes

Restrictions / Variances



Structure Information

Structure Type		# of Stories	2	Usable Floor Area (Sq Ft)	4848
Structure Height		# of Units	6	Load per Floor (Lbs)	
Sign Dimensions		# of Bedrooms	6	# of Bathrooms	3.5
Occupancy Empty Room		With Chairs		Tables & Chairs	
Foundation Material	Cinder Blocks	Foundation Type		Footing Depth	
Foundation Information					
Setbacks Front & Rear	5	5	Setbacks Right & Left Sides	5	5
Setbacks Information					
Water Utility	Private Well Private		Sewage Utility	Private Septic Public	
Gas Utility	None Public		Electric Utility	Dominion Energy Public	
Driveway Width	35'	# of Off Street Parking		# of Off Street Loading	
Miscellaneous Information					



Contacts

Contact Name	Type	Project	Address	Phone
Brian Harvin	Applicant	Jericho Plantation Annexation	916 Middle St	843-737-3296
Peak Media, LLC.	Applicant		916 Middle St, Sullivans Island, SC 29482	(843) 737-3296
Peak Media, LLC.	Owner		916 Middle St	(843) 737-3296
Peak Media, LLC.	Previous Owner		916 Middle St	(843) 737-3296



Fees

Fee Type	Date	Debit	Credit	Balance
Project Fees	June 7, 2023		\$0.00	\$0.00
TOTAL			\$0.00	\$0.00

4
150MP
Logan
2025

ADD DMP Record 2/7/2020 09:40:40 AM
BEAUFORT COUNTY TAX MAP REFERENCE
Dist Map SMap Parcel Block Week
R700 012 000 0004 0000 00



BEAUFORT COUNTY SC - RDD
BK 3831 Pgs 625-628
FILE NUM 2020004200
01/24/2020 01:45:39 PM
REC'D BY kposton RCPT# 961702
RECORDING FEES \$15.00
County Tax \$1,430.00
State Tax \$3,380.00

RECORDED
2020 Feb -28 12:23 PM

BEAUFORT COUNTY AUDITOR

(Please do not write above this line - Reserved for Register of Deeds Office)

Prepared by: Logan Law Firm
Post Office Box 1008
806 Charles Street (29902)
Beaufort, SC 29901
Our File No. 20-0060HAL

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that HAROLD A. BONEY, in the State aforesaid, for and in consideration of the sum of One Million Three Hundred Thousand and 00/100 Dollars (\$1,300,000.00), unto me paid by PEAK MEDIA, LLC, in the State aforesaid, the receipt whereof is hereby acknowledged, subject to easements and restrictions of record and otherwise affecting the property, has granted, bargained, sold and released and by these presents does grant, bargain, sell, and release unto the said Peak Media, LLC, its Successors and Assigns, forever, in fee simple, the following described property, to wit

ALL that certain tract of land with improvements thereon, if any, situate, lying, and being in Sheldon Township, Beaufort County, South Carolina, having and containing Two Hundred Twenty-six and Forty-four Hundredths (226.44) acres, more or less, being known as "Jericho Plantation," being bordered on the north by Castle Hill Plantation, on the east by lands formerly of Judy P. Breland now of Harold A. Boney, on the south by Cotton Hall Road and lands of Simmons, and on the west by lands of Simmons, and being more particularly shown and described by courses, distances, metes and bounds by the plat of survey made thereof by David E. Gasque, R.L.S. No. 10506 dated May 12, 2017, and recorded in the Office of the Register of Deeds for Beaufort County in Plat Book 146 at Page 180.

The above described tract was acquired by the grantor by deed of S.A. deKock, trustee for the 1992 Joseph C. Harden and Allyson J. Harden Irrevocable Trust, dated December 31, 1992, which deed was dated June 9, 2017, and was recorded June 12, 2017, in Book 3581, Page 3188, Office of the Register of Deeds for Beaufort County, S.C.

This instrument was prepared in the Law Offices of Henri Ann Logan, 806 Charles Street, Beaufort, SC 29902, without title examination or certification and without a current survey.

Beaufort County Tax Identification: R700 012 000 0004 0000

Tax Map #: 700-12-4

Grantees Address: 916 Middle Street
Sullivans Island, SC 29482

TOGETHER WITH all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Peak Media, LLC, its Successors and Assigns, forever, in fee simple.

AND Grantor does hereby bind himself and his Heirs and Assigns, to warrant and forever defend all and singular the said premises unto the said Peak Media, LLC, its Successors and Assigns, forever, against Grantor and his Heirs and Assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF my Hand and Seal this 23 day of January, 2020.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
1st Witness/Notary

[Signature] {L.S.}
Harold A. Boney

[Signature]
2nd Witness/Notary

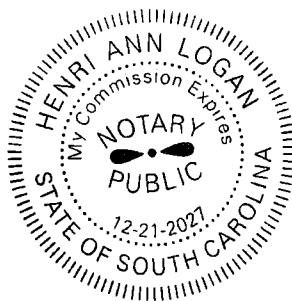
STATE OF SOUTH CAROLINA)
))
COUNTY OF BEAUFORT)) **PROBATE**
))

PERSONALLY appeared before me the undersigned witness and made oath that (s)he was present and saw the within Grantor sign, seal, and as his act and deed, deliver the within Warranty Deed; that deponent with the other witness whose name is subscribed above, witnessed the execution thereof.

SWORN to before me this 23 day of [Signature]
Witness/Notary

January, 2020.
[Signature]
Notary Public for South Carolina

My Commission Expires 12/21/2027
(SEAL)



STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who, being duly sworn, deposes and says:

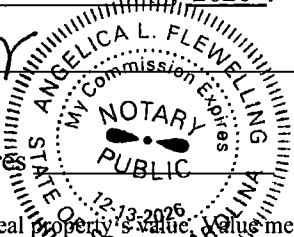
1. The property being transferred is located at **143 Cotton Hall Road, Yemassee, SC, 29945**, bearing **Beaufort County** Tax Map Number **R700-012-000-0004-0000**, was transferred by **Harold A. Boney to Peak Media, LLC** on **January 24, 2020**.
2. an arm's length real property transaction and the sales price paid or to be paid in money or money's worth was \$1,300,000.00*.
 NOT an arm's length real property transaction and the fair market value of the property is \$ @.
3. The above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. Code Ann. Section 12-24-10, *et seq.*, because the Deed is: N/A
4. As required by Code § 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney for Seller
5. I further understand that a person required to furnish this Affidavit who willfully furnishes a false or fraudulent Affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than One Thousand and no/100 Dollars (\$1,000.00) or imprisoned not more than one year, or both.

Purchaser, Seller, Legal Representative of the Purchaser or other Responsible Person Connected with this Transaction

SWORN to before me this 23

day of January 2020.

(Notary Public)



My commission expires

* The fee is based on the real property's value. Value means the realty's fair market value. In arm's length real property transactions, this value is the sales price to be paid in money or money's worth (e.g. stocks, personal property, other realty, forgiveness of debt, mortgages assumed or placed on the realty as a realty of the transaction). However, a deduction is allowed from this value for the amount of any lien or encumbrance existing on land, tenement, or realty before the transfer and remaining on it after the transfer.

4
15amp
Logan
2026

ADD DMP Record 2/7/2020 09:30:42 AM
BEAUFORT COUNTY TAX MAP REFERENCE
Dist Map SMap Parcel Block Week
R700 012 000 0005 0000 00



BEAUFORT COUNTY SC - ROD
BK 3831 Pgs 656-659
FILE NUM 2020004208
01/24/2020 01:47:58 PM
REC'D BY keoston RCPT# 961708
RECORDING FEES \$15.00
County Tax \$907.50
State Tax \$2,145.00

RECORDED
2020 Feb -28 12:23 PM

BEAUFORT COUNTY AUDITOR

(Please do not write above this line - Reserved for Register of Deeds Office)

Prepared by: Logan Law Firm
Post Office Box 1008
806 Charles Street (29902)
Beaufort, SC 29901
Our File No. 20-0060AHAL

STATE OF SOUTH CAROLINA)
COUNTY OF BEAUFORT)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that HAROLD A. BONEY, in the State aforesaid, for and in consideration of the sum of Eight Hundred Twenty-Five Thousand and 00/100 Dollars (\$825,000.00), unto me paid by PEAK MEDIA, LLC, in the State aforesaid, the receipt whereof is hereby acknowledged, subject to easements and restrictions of record and otherwise affecting the property, has granted, bargained, sold and released and by these presents does grant, bargain, sell, and release unto the said Peak Media, LLC, its Successors and Assigns, forever, in fee simple, the following described property, to wit

ALL those certain piece, parcels or tracts of land, together with improvements thereon, described as follows:

That certain tract of land situate, lying, and being in Sheldon Township, Beaufort County, South Carolina, having and containing eighty-seven and four tenths (87.4) acres, more or less, formerly a part of Tomotley Plantation, being shown and described by courses, distances, metes and bounds on a plat of survey made of Tomotley Plantation, dated March 31, 1981, revised November 29, 1990, by F. Steven Johnson RLS 10038, which plat was recorded December 18, 1990, in Plat Book 40, at page 41, Office of the Register of Deeds for Beaufort County. The subject 87.4 acre tract is identified on the referenced plat as "87.4 ACRES" bounded on the east by Charleston & Western Carolina Railroad, on the south by a state road, and on the west and north by Jericho Plantation.

ALSO

That certain piece, parcel or lot of land, situate, lying and being in Sheldon Township, Beaufort County, South Carolina, having and containing 0.92 acre, more or less, bounded on the east by the above-described 87.4 acre tract (formerly of George H. Bostwick and formerly a part of the Tomotley Plantation), on the south by State Highway 48, and on the west and north by lands formerly of Fender (Jericho Plantation), and said 0.92 acre parcel being more particularly shown

and described by the plat of survey made there by R.D. Trogdon, Jr., RLS 2712, recorded in Deed Book 424, at page 1324, Office of the Register of Deeds for Beaufort County, South Carolina.

SAVE AND EXCEPT AND EXCLUDING THEREFROM the following:

All that certain piece, parcel, or tract of land, together with all improvements thereon, situate, lying and being in Sheldon Township, Beaufort County, South Carolina, being identified as Parcel "B" having and containing 5.0 acres, and being described by courses, distances, metes, and bounds by the plat of survey made thereof by David E. Gasque, S.C.R.L.S. 10506, entitled "Plat Showing Parcels 'A' and 'B' Prepared for Judy P. Breland," which plat is dated April 7, 2017, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 146 at Page 92.

The above described tract was acquired by the grantor by deed of Judy P. Breland dated April 14, 2017, and recorded April 14, 2017, in Book 3567, Page 290, Office of the Register of Deeds for Beaufort County, South Carolina.

ALSO:

All that certain piece, parcel, or tract of land, together with all improvements thereon, situate, lying and being in Sheldon Township, Beaufort County, South Carolina, being identified as Parcel "B" having and containing 5.0 acres, and being described by courses, distances, metes, and bounds by the plat of survey made thereof by David E. Gasque, S.C.R.L.S. 10506, entitled "Plat Showing Parcels 'A' and 'B' Prepared for Judy P. Breland," which plat is dated April 7, 2017, and recorded in the Office of the Register of Deeds for Beaufort County, South Carolina in Plat Book 146 at Page 92.

The above described tract was acquired by the grantor by deed of Judy P. Breland dated April 14, 2017, and recorded April 14, 2017, in Book 3567, Page 250, Office of the Register of Deeds for Beaufort County, South Carolina.

This instrument was prepared in the Law Office of Henri Ann Logan, 806 Charles Street, Beaufort, SC 29902, without title examination or certification and without a current survey.

Beaufort County Tax Identification: R700 012 000 0005 0000

Grantees Address: 916 Middle Street
 Sullivans Island, SC 29482

TOGETHER WITH all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Peak Media, LLC, its Successors and Assigns, forever, in fee simple.

AND Grantor does hereby bind himself and his Heirs and Assigns, to warrant and forever defend all and singular the said premises unto the said Peak Media, LLC, its Successors and Assigns, forever, against Grantor and his Heirs and Assigns and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

IN WITNESS WHEREOF my Hand and Seal this 23 day of January, 2020.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

1st Witness/Notary

{L.S.}

Harold A. Boney

2nd Witness/Notary

STATE OF SOUTH CAROLINA)

COUNTY OF BEAUFORT)

)
)
)
)

PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he was present and saw the within Grantor sign, seal, and as his act and deed, deliver the within Warranty Deed; that deponent with the other witness whose name is subscribed above, witnessed the execution thereof.

SWORN to before me this 23 day of

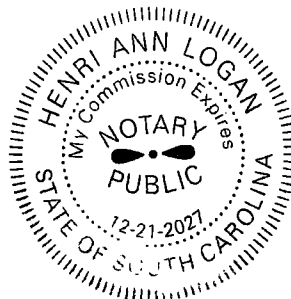
Witness/Notary

January, 2020.

Notary Public for South Carolina

My Commission Expires
(SEAL)

12/21/2027



STATE OF SOUTH CAROLINA)
)
COUNTY OF BEAUFORT)

AFFIDAVIT

PERSONALLY appeared before me the undersigned, who, being duly sworn, deposes and says:

1. The property being transferred is located at **193 Cotton Hall Road, Yemassee, SC, 29945**, bearing **Beaufort County** Tax Map Number **R700-012-000-0005-0000**, was transferred by **Harold A. Boney to Peak Media, LLC** on **January 24, 2020**.
2. an arm's length real property transaction and the sales price paid or to be paid in money or money's worth was \$825,000.00*.

 NOT an arm's length real property transaction and the fair market value of the property is \$ @.
3. The above transaction is exempt, or partially exempt, from the recording fee as set forth in S.C. Code Ann. Section 12-24-10, *et seq.*, because the Deed is: N/A
4. As required by Code § 12-24-70, I state that I am a responsible person who was connected with the transaction as: Attorney for Seller
5. I further understand that a person required to furnish this Affidavit who willfully furnishes a false or fraudulent Affidavit is guilty of a misdemeanor and, upon conviction, must be fined not more than One Thousand and no/100 Dollars (\$1,000.00) or imprisoned not more than one year, or both.

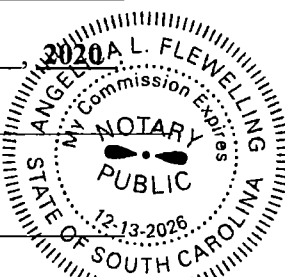


Purchaser, Seller, Legal Representative of the Purchaser or other Responsible Person Connected with this Transaction

SWORN to before me this 23

day of January, 2020


(Notary Public)

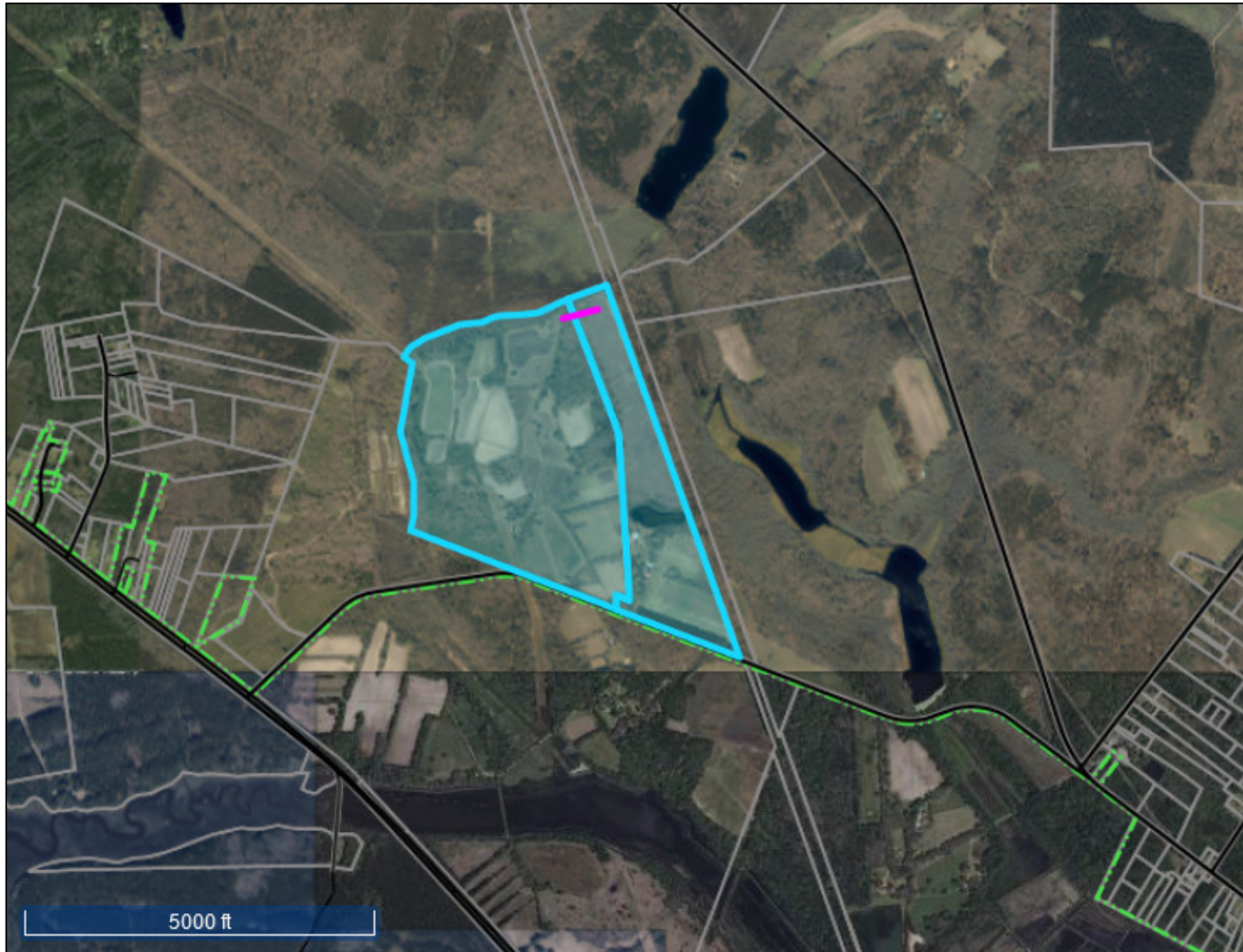


My commission expires _____

* The fee is based on the real property's value. Value means the realty's fair market value. In arm's length real property transactions, this value is the sales price to be paid in money or money's worth (e.g. stocks, personal property, other realty, forgiveness of debt, mortgages assumed or placed on the realty as a realty of the transaction). However, a deduction is allowed from this value for the amount of any lien or encumbrance existing on land, tenement, or realty before the transfer and remaining on it after the transfer.



Jericho Plantation



Legend

- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper
- Beaufort Road Names
- / Roads
- / Major Roads
- Hampton Road Names
- Hampton Roads
- / Roads
- / Major Roads
- / Interstate
- Jasper Road Names
- Jasper Roads
- / Roads
- / Major Roads
- / Interstate
- ✕ Railroads
- County Boundary Beaufort
- County Boundary Hampton
- County Boundary Jasper
- Yemassee Boundary

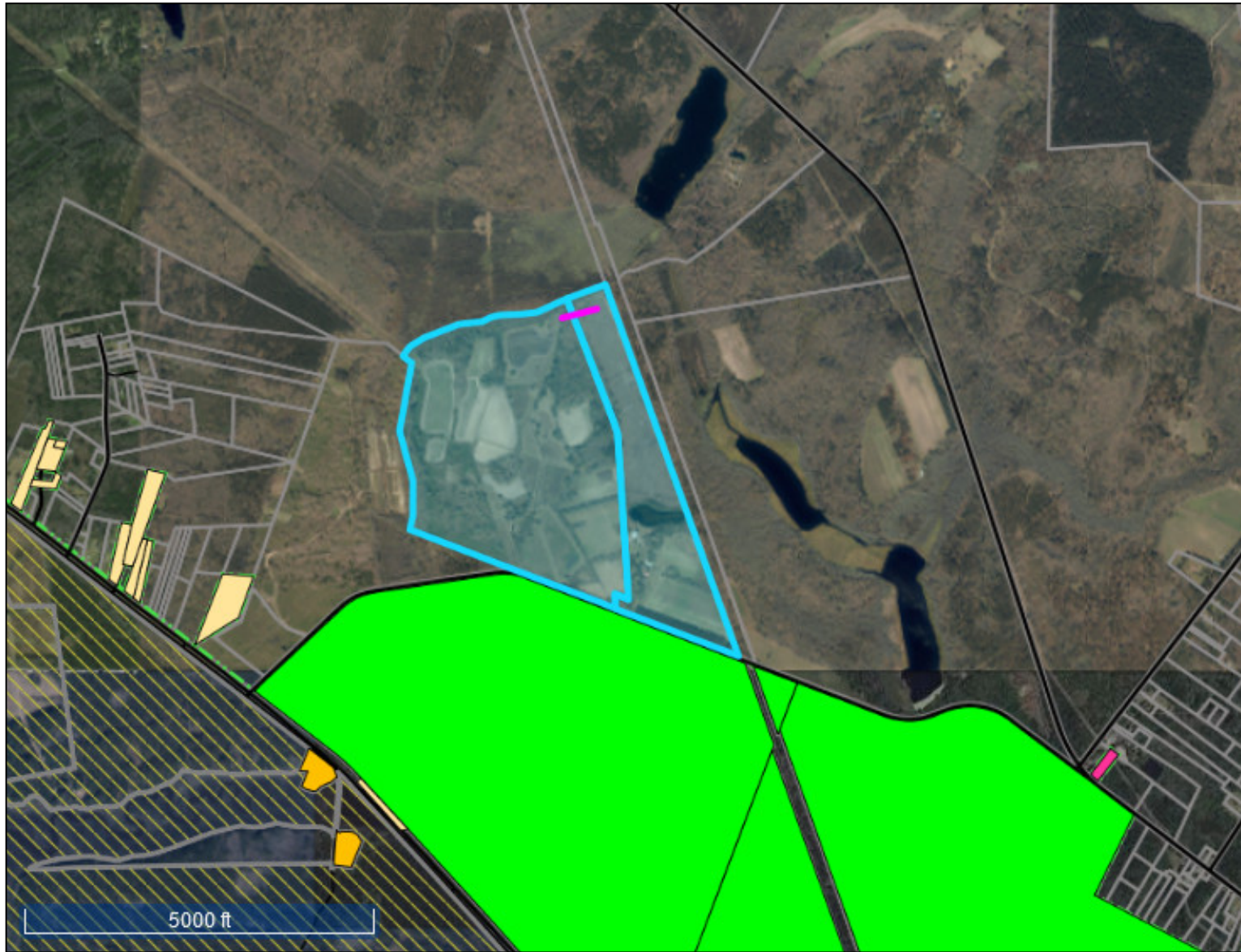
▲ 10 Jun, 2023

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



Jericho Plantation



Legend

- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper

Zoning

- Office Commercial District
- Conservation Preservation District
- General Residential
- Residential 1 Acre
- Residential 1/2 Acre
- Residential 1/3 Acre
- Residential 1/4 Acre
- Village Commercial District
- Mixed Use
- Light Industrial District
- Agricultural
- Telecommunications Tower
- Transitional
- Utility
- General Residential Townhouse
- Regional Commercial District
- Planned Unit Development
- To Be Determined

Beaufort Road Names

Beaufort Roads

- Roads
- Major Roads

Hampton Road Names

Hampton Roads

- Roads
- Major Roads

Jasper Road Names

- Interstate

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▲ 10 Jun, 2023



Jericho Plantation



Legend

- Address Points Beaufort
- Parcels Beaufort
- Address Points Hampton
- Parcels Hampton
- Address Points Jasper
- Parcels Jasper
- Police Patrol Zones**
- Zone A
- Zone B
- Zone C - Yemassee Core
- Zone C - Sheldon
- Zone D
- Beaufort Road Names**
- Beaufort Roads**
- Roads
- Major Roads
- Hampton Road Names**
- Hampton Roads**
- Roads
- Major Roads
- Interstate
- Jasper Road Names**
- Jasper Roads**
- Roads
- Major Roads
- Interstate
- Railroads**
- County Boundary Beaufort
- County Boundary Hampton
- County Boundary Jasper
- Yemassee Boundary

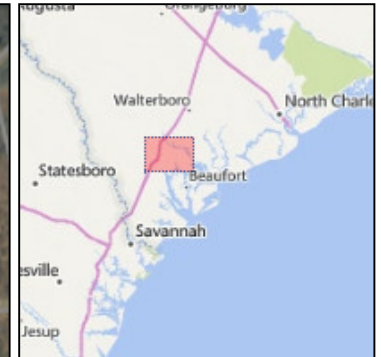
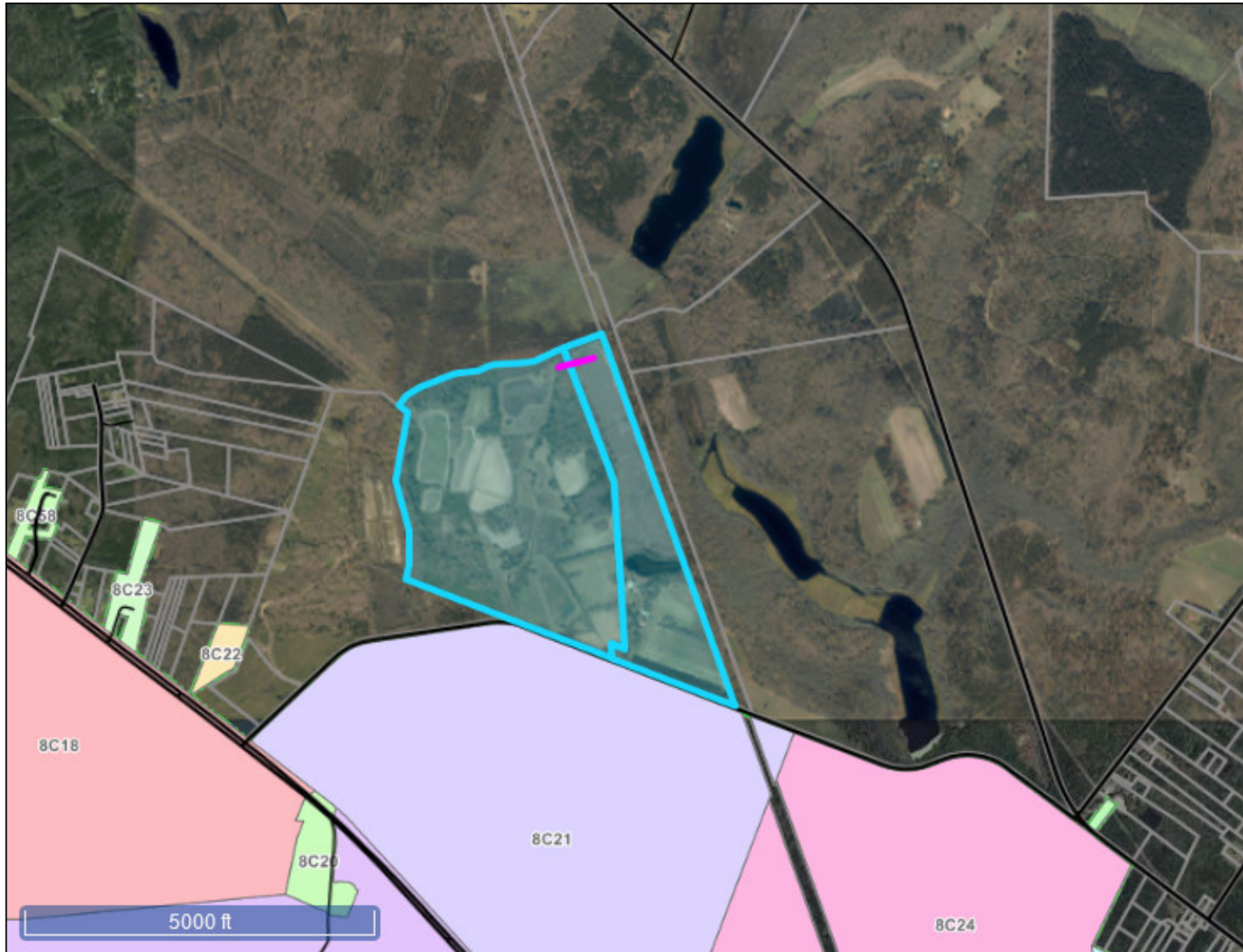
10 Jun, 2023

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Jericho Plantation



Legend

- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper
- ...

▲ 10 Jun, 2023

Note:
Police Patrol Grids

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Jericho Plantation



Legend

- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper
- Beaufort Road Names
- / Roads
- / Major Roads
- Hampton Road Names
- Hampton Roads
- / Roads
- / Major Roads
- / Interstate
- Jasper Road Names
- Jasper Roads
- / Roads
- / Major Roads
- / Interstate
- ✕ Railroads

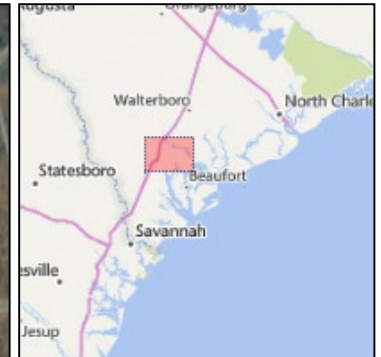
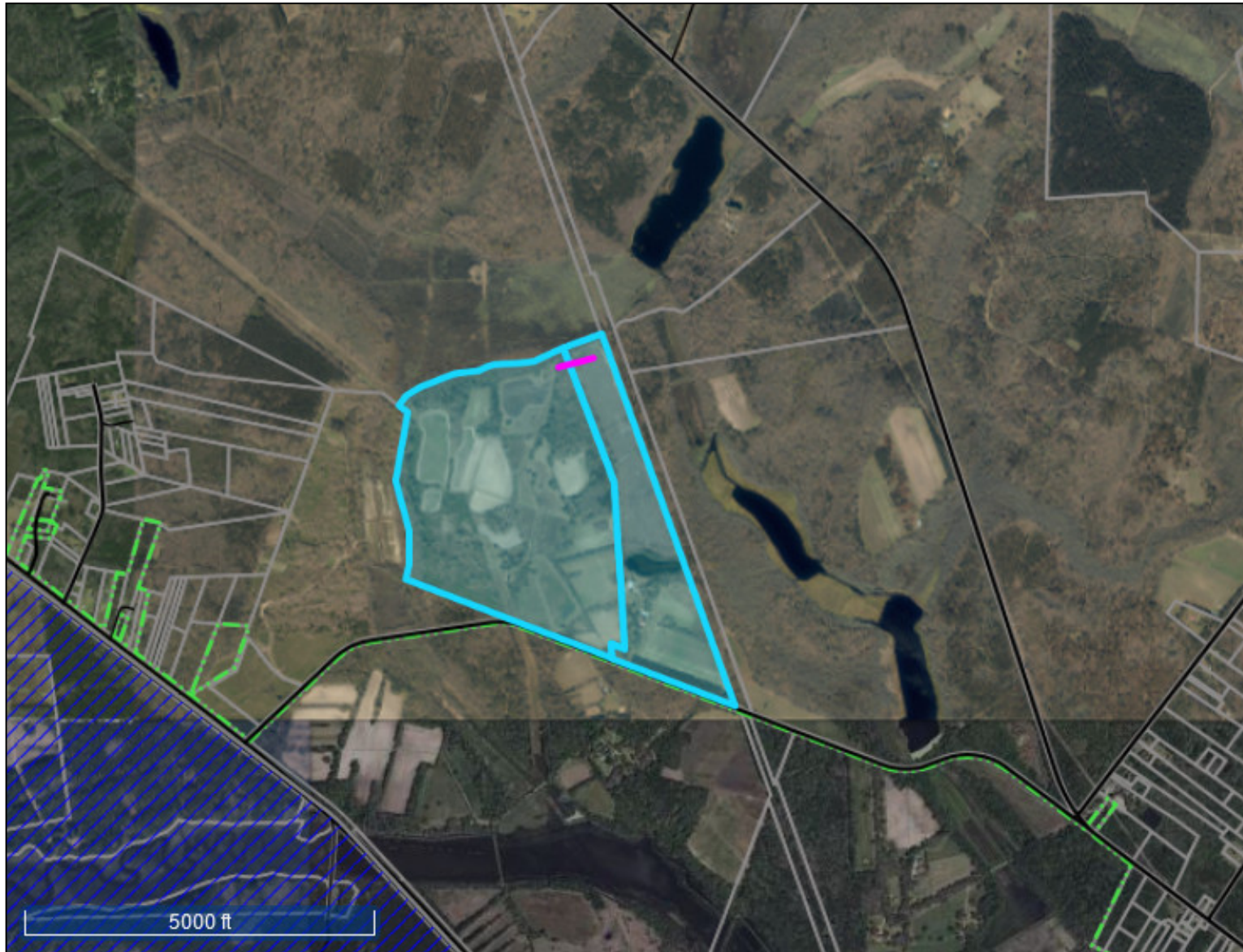
▲ 10 Jun, 2023

Note:
Polling Precincts - Beaufort County

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Jericho Plantation



Legend

- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper
- ▨ River Protection Overlay District
- Beaufort Road Names**
 - ▬ Roads
 - ▬ Major Roads
- Hampton Road Names**
 - ▬ Roads
 - ▬ Major Roads
 - ▬ Interstate
- Jasper Road Names**
 - ▬ Roads
 - ▬ Major Roads
 - ▬ Interstate
- ▬ Railroads
- ▬ County Boundary Beaufort
- ▬ County Boundary Hampton
- ▬ County Boundary Jasper
- ▬ Yemassee Boundary

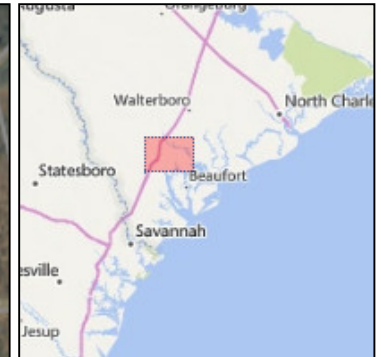
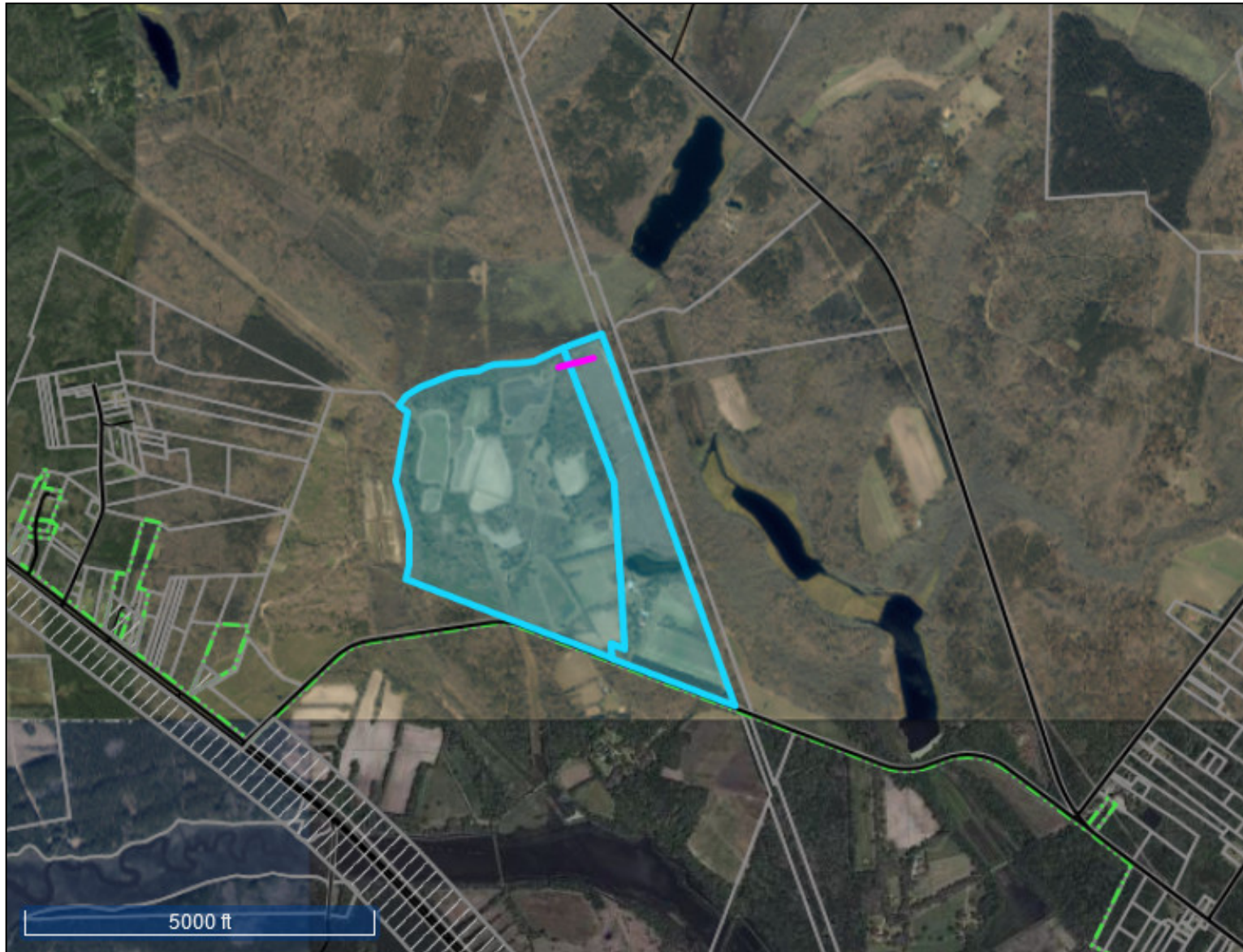
▲ 10 Jun, 2023

Note:
Areas of the River Protection Overlay District

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Jericho Plantation



Legend

- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper
- Highway Corridor Overlay District
- Beaufort Road Names**
- / Roads
- / Major Roads
- Hampton Road Names**
- Hampton Roads**
- / Roads
- / Major Roads
- / Interstate
- Jasper Road Names**
- Jasper Roads**
- / Roads
- / Major Roads
- / Interstate
- ✂ **Railroads**
- ▨ **County Boundary Beaufort**
- ▨ **County Boundary Hampton**
- ▨ **County Boundary Jasper**
- ▨ **Yemassee Boundary**

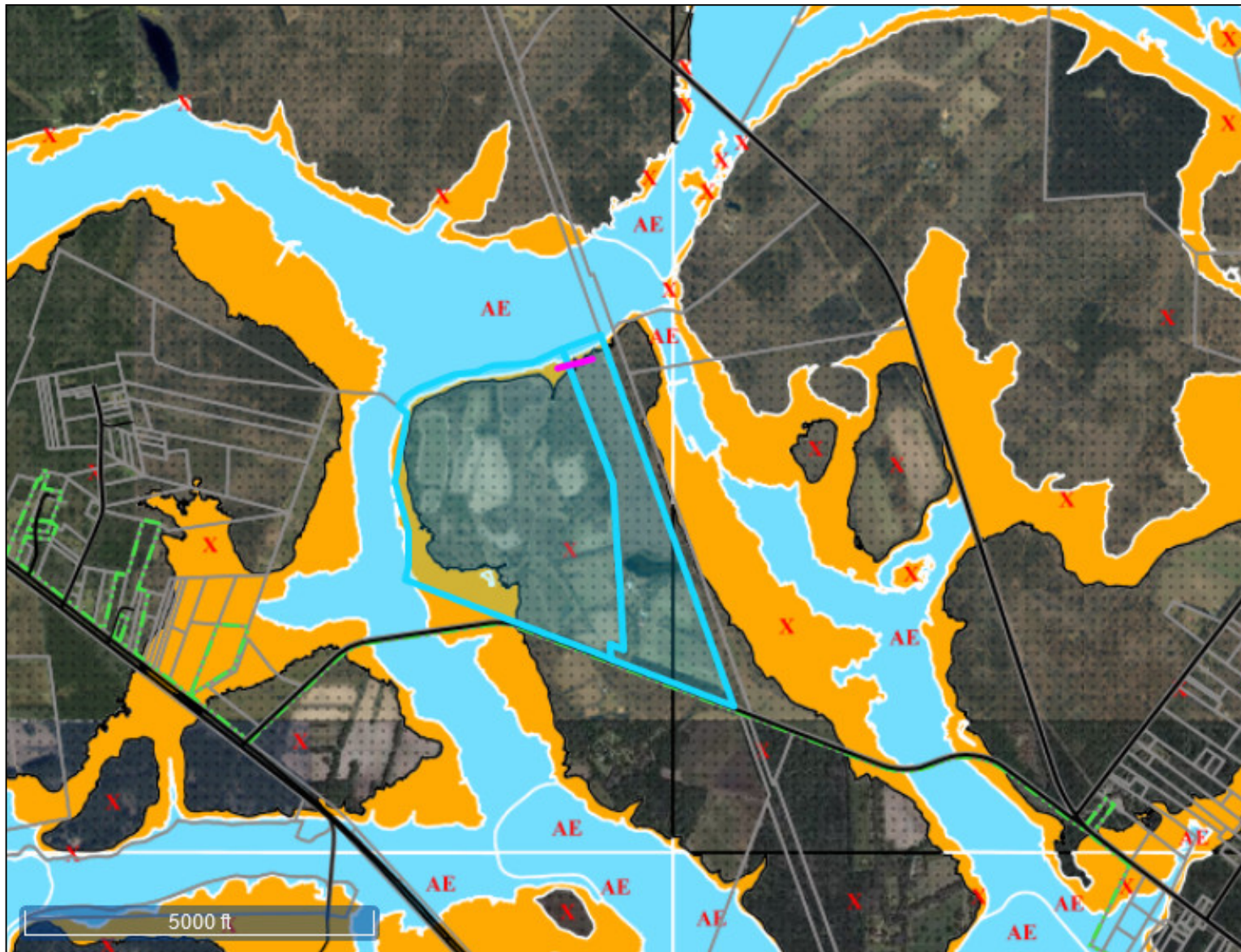
▲ 10 Jun, 2023

Note:
Areas of the Highway Corridor Overlay District.

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Jericho Plantation



Legend

- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper
- Beaufort Road Names**
- / Roads
- / Major Roads
- Hampton Road Names**
- / Roads
- / Major Roads
- / Interstate
- Jasper Road Names**
- / Roads
- / Major Roads
- / Interstate
- X Railroads
- County Boundary Beaufort
- County Boundary Hampton
- County Boundary Jasper
- Yemassee Boundary
- / Base Flood Elevations Beaufort
- / Base Flood Elevations Hampton
- / Base Flood Elevations Jasper...

10 Jun, 2023

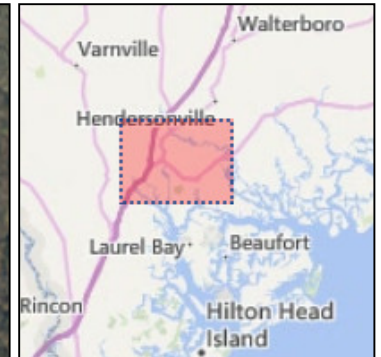
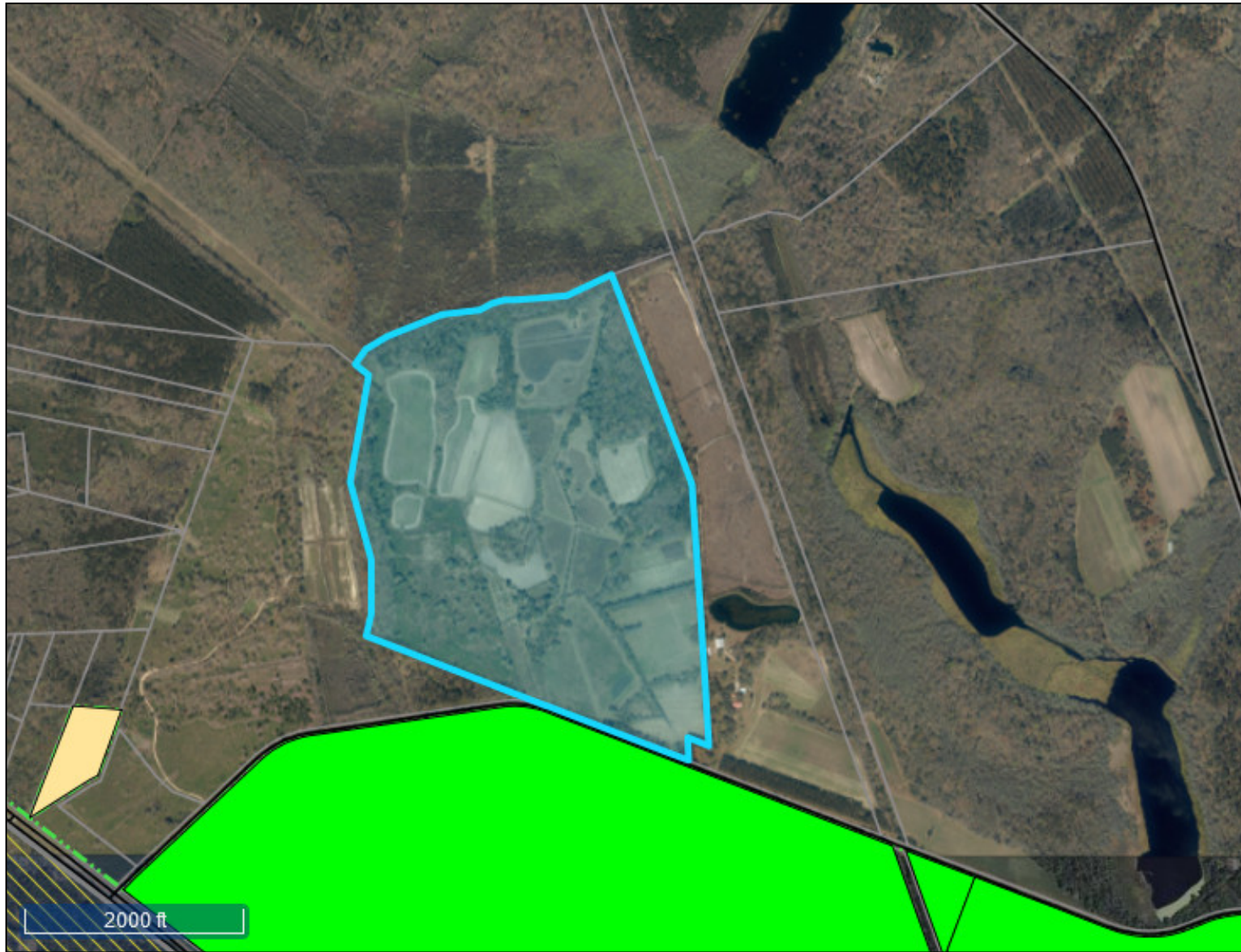
Note:
FEMA Floodplains

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143 Cotton Hall Rd



Legend

- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper

Zoning

- Office Commercial District
- Conservation Preservation District
- General Residential
- Residential 1 Acre
- Residential 1/2 Acre
- Residential 1/3 Acre
- Residential 1/4 Acre
- Village Commercial District
- Mixed Use
- Light Industrial District
- Agricultural
- Telecommunications Tower
- Transitional
- Utility
- General Residential Townhouse
- Regional Commercial District
- Planned Unit Development
- To Be Determined
- Sewer Lift Stations

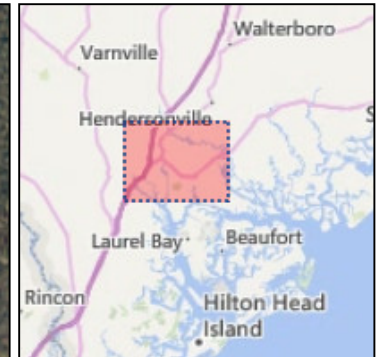
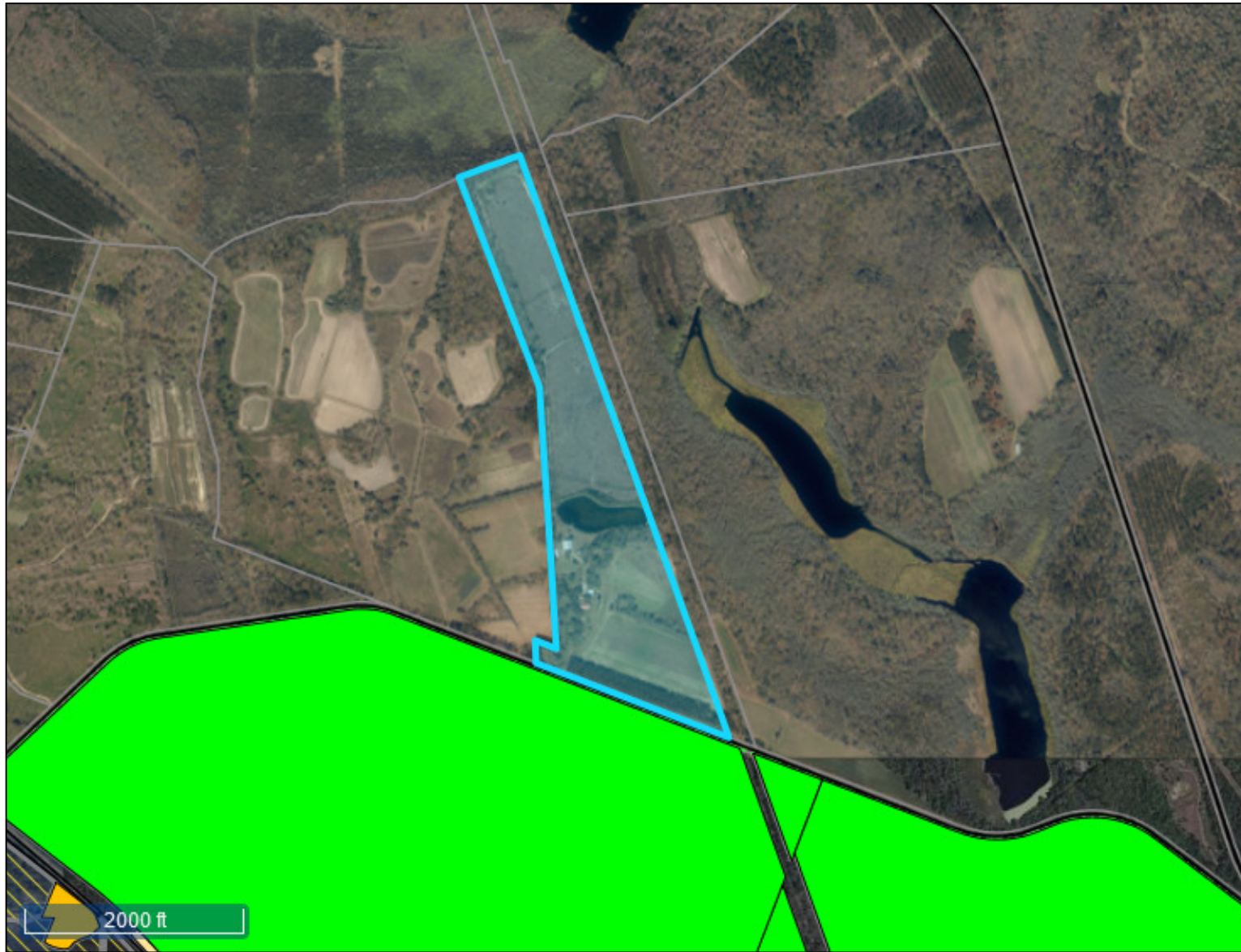
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▲ 9 Jun, 2023



193 Cotton Hall Rd



Legend

- ◆ Address Points Beaufort
- Parcels Beaufort
- ◆ Address Points Hampton
- Parcels Hampton
- ◆ Address Points Jasper
- Parcels Jasper

Zoning

- Office Commercial District
- Conservation Preservation District
- General Residential
- Residential 1 Acre
- Residential 1/2 Acre
- Residential 1/3 Acre
- Residential 1/4 Acre
- Village Commercial District
- Mixed Use
- Light Industrial District
- Agricultural
- Telecommunications Tower
- Transitional
- Utility
- General Residential Townhouse
- Regional Commercial District
- Planned Unit Development
- To Be Determined
- Sewer Lift Stations

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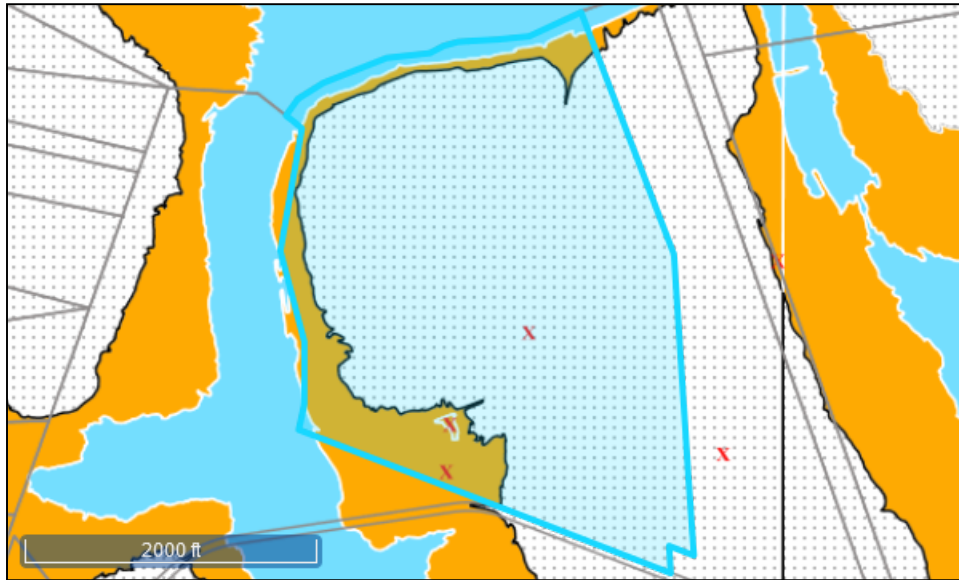
THIS MAP IS NOT TO BE USED FOR NAVIGATION

▲ 9 Jun, 2023

Town of Yemassee

Flood Zone Report - Beaufort County

9 Jun 2023



Parcels Beaufort

PIN: R700 012 000 0004 0000
Owner City State ZIP Code: SULLIVANS ISLAND, SC 29482
Owner: PEAK MEDIA LLC
Owner Street Address: 916 MIDDLE ST
Parcel Street Address: 143 COTTON HALL RD

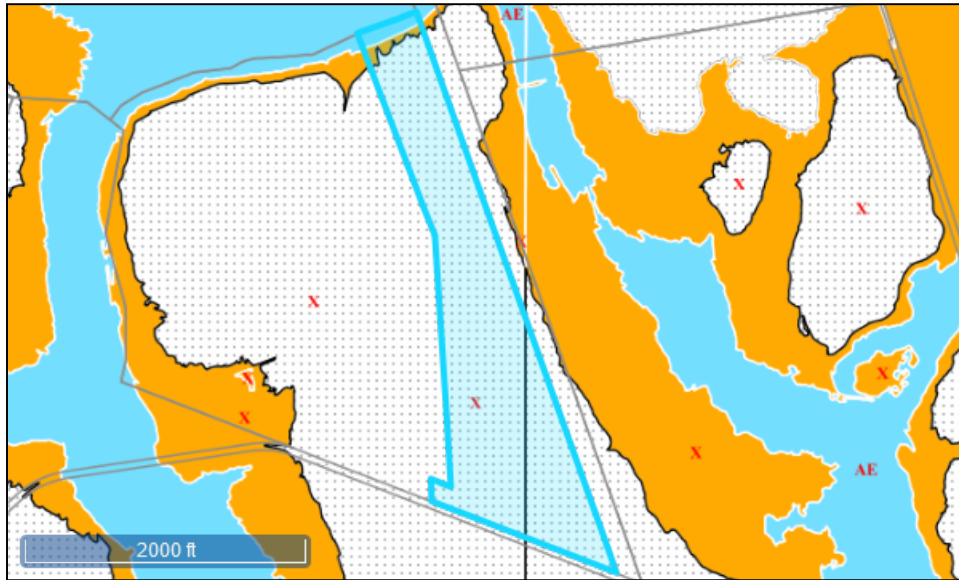
Flood Zones Beaufort

Count	Classification	Overlapping Quantities
1.	2 0.2% Annual Chance Flood Hazard	1,375,966.97sf (31.59acres)
2.	1 1% Annual Chance Flood Hazard	309,069.07sf (7.1acres)
3.	1 Area of Minimal Flood Hazard	8,645,321.69sf (198.47acres)

Town of Yemassee

Flood Zone Report - Beaufort

9 Jun 2023



Parcels Beaufort

PIN: R700 012 000 0005 0000
Owner City State ZIP Code: SULLIVANS ISLAND, SC 29482
Owner: PEAK MEDIA LLC
Owner Street Address: 916 MIDDLE ST
Parcel Street Address: 193 COTTON HALL RD

Flood Zones Beaufort

Count	Classification	Overlapping Quantities
1.	1 0.2% Annual Chance Flood Hazard	57,708.63sf (1.32acres)
2.	1 1% Annual Chance Flood Hazard	82,548.05sf (1.9acres)
3.	2 Area of Minimal Flood Hazard	4,015,827.6sf (92.19acres)

Colin J Moore

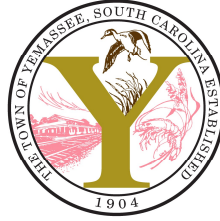
Mayor

Peggy Bing-O'Banner

Mayor Pro Tempore

Matthew Garnes

Town Administrator



Council Members

Alfred Washington

Stacy Pinckney

David Paul Murray

**Town of Yemassee Administration Department
Annexation Analysis
Jericho Plantation (Beaufort County)**

Applicant: Peak Media, LLC.

Owner: Peak Media, LLC.

Address(es): 143 Cotton Hall Rd & 193 Cotton Hall Rd, Sheldon

Tax Map Number(s): R700 012 000 0004 0000 & R700 012 000 0005 0000

County: Beaufort

Acreage: 316.71 +/-

Site Description: The two parcels total approximately 316.71 acres containing some upland acreage, wetlands, and former rice fields. A lone single-family dwelling is the focal point of this property.

Present Zoning and Existing Conditions: As the parcel is currently located within unincorporated Beaufort County, the parcel is subject to the Beaufort County Community Development Code. This parcel is currently zoned "T2R" under the County code. The applicant seeks a zoning designation of General Residential (GR).

The parcels surrounding Jericho Plantation are large plantation tracts including Brewton, Castle Hill, Cotton Hall & Tomotley. Currently, Brewton, Cotton Hall and Tomotley are protected by Conservation Easements. Cotton Hall was recently split into three parcels, one of which has been procured by Open Space Institute who will transfer the property to Beaufort County for a passive park while the second parcel is an "option" property that the County could exercise an option to purchase. The third parcel (original) is the plantation house and is currently a Bed & Breakfast.

The property owner has expressed interest in engaging in discussions with land conservation groups to establish a conservation easement on portions of the property which the Town supports.

Surrounding Parcels:

Direction	Address & TMS	Owner	Jurisdiction
North	301 Cotton Hall Rd R700 013 000 001A 0000	Greedy Children Land, LLC <i>Brewton Plantation</i>	Beaufort County
North	Unaddressed R700 013 000 0038 0000	Greedy Children Land, LLC <i>Brewton Plantation</i>	Beaufort County
North	448 Old Sheldon Church Rd R700 006 000 0005 0000	Prodigal Son, LLC. C/O Stephen L Gavel	Beaufort County
North	300 Cotton Hall Rd R710 013 000 0001 0000	The Tomotley Crew, LLC. <i>Tomotley Plantation</i>	Town of Yemassee
East	200 Cotton Hall Rd R710 012 000 0001 0000	The Tomotley Crew, LLC. <i>Cotton Hall Plantation</i>	Town of Yemassee
East	Unaddressed R710 012 000 0070 0000	Open Space Institute <i>(Deveaux Hill Tract)</i>	Town of Yemassee
West	331 Castle Hill Rd R700 006 000 0001 0000	Castle Hill Plantation, LLC. <i>Castle Hill Plantation</i>	Beaufort County
South	59 Cotton Hall Rd R700 012 000 001B 0000	Marion R. Simmons III Trust <i>Bingham Plantation</i>	Beaufort County

Utilities / Public Services:

- **Electric & Natural Gas:** Dominion Energy
- **Telecommunications:** Century Link
- **Fire Protection:** Sheldon Township Fire District
- **Emergency Medical Services:** Beaufort County Emergency Medical Services
- **Law Enforcement:** Currently Beaufort County Sheriff's Office, upon annexation primary response would become the Town of Yemassee Police Department while Beaufort County Sheriff's Office would be utilized on an as needed, mutual-aid basis.
- **Water/Wastewater:** Lowcountry Regional Water System (LRWS) is the franchised water and wastewater provider within the Town of Yemassee. There is no existing infrastructure nor any plans for water or wastewater in this area. The existing residence is on a private well and septic.

Analysis:

The following analysis has been conducted on the parcels petitioning annexation:

- 1. Is the application in the best interests of the Town of Yemassee and its residents?**
 - a. Finding: The application will expand the footprint of the Town which directly affects funding and representation for the Town at state and federal levels. Any vehicles or personal/business property taxed by Beaufort County will be subjected to the town tax rate imposed for FY2023 which is 69.60 mills in Beaufort County.
- 2. Does the Annexation have the potential to create a tax burden or measurably reduce the level of service(s) provided to existing services and property owners?**
 - a. Finding: Based on the current use of the property a tax burden is not created and a reduction in the level of service is not anticipated.
- 3. Has the full impact of the proposed Annexation will have on Law Enforcement been considered?**
 - a. Finding: Administration Staff have consulted with Chief Alexander who advised annexation of this parcel will not have a negative impact on services offered by the Yemassee Police Department. Upon annexation, the primary response agency for law enforcement issues would be the Yemassee Police Department, with backup provided on an as-needed basis from the Beaufort County Sheriff's Office.

4. ***Does the Petitioner understand all potential costs & benefits associated with the Annexation?***

- a. Finding: The applicant has been provided with an estimated tax bill for the year following annexation. As of this report, there has been no additional questions from the petitioner regarding the information provided.

Staff Review: Staff support the requested Annexation and believe this presents a unique opportunity to bring another historical property into the Town limits. Staff believe that great care must be taken to preserve the existing canopy and conditions along Cotton Hall Road and will work with the landowner to preserve the property for future generations. Staff will work with the landowner to establish land protection measures to ensure that the property is protected for future generations.

Recommended Motion

(Ordinance 23-19)

“I make the motion to approve second and final reading of Ordinance 23-19, Annexing Two Parcels of land located at 143 & 193 Cotton Hall Rd, Beaufort County, into the Town of Yemassee corporate limits”.

Mayor
Peggy Bing-O'Banner
Mayor Pro Tempore
Matthew Garnes
Town Administrator



Council Members
Alfred Washington
Stacy Pinckney
David Paul Murray

Agenda Item

Subject: Consideration of a Resolution Appointing Three Individuals to the Town of Yemassee Municipal Election Commission [Resolution 23-19]

Department: Administration

Submitted by: Matthew Garnes, Town Administrator

Attachments:

	Ordinance	✓	Resolution		Other
✓	Support Documents	✓	Motion		

Summary: State law requires municipalities that conduct municipal elections in house have an appointed body of three electors to conduct, manage and supervise municipal, special, and general elections, certify election results, and hear any protests arising from the Election.

Recommended Action: Request Town Council adopt Resolution 23-19

Council Action:

- Approved as Recommended
- Approved with Modifications
- Disapproved
- Tabled to Time Certain
- Other

RESOLUTION 23-19

A RESOLUTION OF THE TOWN OF YEMASSEE, SOUTH CAROLINA TOWN COUNCIL APPOINTING THREE INDIVIDUALS TO THE TOWN OF YEMASSEE MUNICIPAL ELECTION COMMISSION

WHEREAS, the Municipal Election Commission is required to conduct, supervise, and manage municipal, special, and general elections, certify election results and hear any protests arising from the election per the State law; and,

WHEREAS, pursuant to State law, Section 5-15-90(A), the Town Council of the Town of Yemassee desires to appoint three individuals to the Town of Yemassee Municipal Election Commission; and,

WHEREAS, the newly appointed members shall be required to complete the prescribed training sessions as stipulated in state law; and,

WHEREAS, the Town Administrator shall serve as the staff liaison to the Committee to include assisting in publishing meeting agendas, minutes and attending meetings of the Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF YEMASSEE AS FOLLOWS:

The Town Council hereby appoints *Gloria Brown, Linda Jenkins, and Tamyra N. Smith* to the Town of Yemassee Municipal Election Commission.

THIS RESOLUTION SHALL BE EFFECTIVE IMMEDIATELY UPON ADOPTION, SIGNED, SEALED AND DELIVERED AS OF THIS 6th DAY OF JULY 2023.

Colin J Moore, Mayor

ATTEST: Matthew E. Garnes, Town Administrator

(Seal)

Recommended Motion

(Resolution 23-19)

***“I make the motion to adopt Resolution 23-19,
Appointing three individuals to the Town of
Yemassee Municipal Election Commission”.***

Mayor
Peggy Bing-O'Banner
Mayor Pro Tempore
Matthew Garnes
Town Administrator



Council Members
Alfred Washington
Stacy Pinckney
David Paul Murray

Agenda Item

Subject: Consideration of a Resolution Appointing Three Individuals to the Town of Yemassee Municipal Election Commission [Resolution 23-19]

Department: Administration

Submitted by: Matthew Garnes, Town Administrator

Attachments:

	Ordinance	✓	Resolution		Other
✓	Support Documents	✓	Motion		

Summary: State law requires municipalities that conduct municipal elections in house have an appointed body of three electors to conduct, manage and supervise municipal, special, and general elections, certify election results, and hear any protests arising from the Election.

Recommended Action: Request Town Council adopt Resolution 23-19

Council Action:

- Approved as Recommended
- Approved with Modifications
- Disapproved
- Tabled to Time Certain
- Other

RESOLUTION 23-19

A RESOLUTION OF THE TOWN OF YEMASSEE, SOUTH CAROLINA TOWN COUNCIL APPOINTING THREE INDIVIDUALS TO THE TOWN OF YEMASSEE MUNICIPAL ELECTION COMMISSION

WHEREAS, the Municipal Election Commission is required to conduct, supervise, and manage municipal, special, and general elections, certify election results and hear any protests arising from the election per the State law; and,

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WHEREAS, the Town Administrator shall serve as the staff liaison to the Committee to include assisting in publishing meeting agendas, minutes and attending meetings of the Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF YEMASSEE AS FOLLOWS:

The Town Council hereby appoints *Gloria Brown, Linda Jenkins, and Tamyra N. Smith* to the Town of Yemassee Municipal Election Commission.

THIS RESOLUTION SHALL BE EFFECTIVE IMMEDIATELY UPON ADOPTION, SIGNED, SEALED AND DELIVERED AS OF THIS 6th DAY OF JULY 2023.

Colin J Moore, Mayor

ATTEST: Matthew E. Garnes, Town Administrator

(Seal)

Recommended Motion

(Resolution 23-19)

***“I make the motion to adopt Resolution 23-19,
Appointing three individuals to the Town of
Yemassee Municipal Election Commission”.***

Mayor
Peggy Bing-O'Banner
Mayor Pro Tempore
Matthew Garnes
Town Administrator



Council Members
Alfred Washington
Stacy Pinckney
David Paul Murray

Agenda Item

Subject: Consideration of an Ordinance Amending Portions of the Code of Ordinances of the Town of Yemassee, South Carolina, Chapter 4 "Animals", Article III. Specific to the Town of Yemassee, Section 4-67 titled "Wild Bird Sanctuary Established". [Ordinance 23-21]

Department: Administration

Submitted by: Matthew Garnes, Town Administrator

Attachments:

✓	Ordinance		Resolution		Other
✓	Support Documents	✓	Motion		

Summary: With the expected accession of Jericho Plantation into the Town of Yemassee, Staff are proposing an amendment to the Code of Ordinances of the Town of Yemassee, South Carolina, Chapter 4, Article III, Section 4-67, subsection (a), which, contains provisions declaring the entire Town of Yemassee as a Wild Bird Sanctuary. The Ordinance contains exemptions for portions of the Town known as Bindon Plantation, Cotton Hall Plantation and Tomotley Plantation. Staff desire to amend the text of this subsection to add Jericho Plantation on Cotton Hall Road in Sheldon to the existing exempted plantations.

Recommended Action: Request Town Council approve first reading of Ordinance 23-21.

ATTACHMENTS FOR ORDINANCE 23-21

ATTACHMENT IDENTIFIER	DESCRIPTION
ATTACHMENT A	ORDINANCE 23-21
ATTACHMENT B	EXISTING LANGUAGE OF SEC. 4-67
ATTACHMENT C	PROPOSED LANGUAGE OF SEC. 4-67
ATTACHMENT D	MAP OF PLANTATIONS WITH EXEMPTIONS
ATTACHMENT E	MAP IDENTIFYING JERICO PLANTATION
ATTACHMENT F	RECCOMENDED MOTION

TOWN OF YEMASSEE
Ordinance No. 23-21

AN ORDINANCE AMENDING PORTIONS OF THE CODE OF ORDINANCES FOR THE TOWN OF YEMASSEE, SOUTH CAROLINA, CHAPTER 4, ARTICLE III, SECTION 4-67, WILD BIRD SANCTUARY ESTABLISHED,(A), TO ADD AN EXEMPTION FOR JERICHO PLANTATION AS CURRENTLY PROVIDED FOR BINDON, COTTON HALL & TOMOTLEY PLANTATIONS.

WHEREAS, THE Code of Ordinances for the Town of Yemassee, South Carolina, as codified June 13, 2023, Chapter 4, titled "Animals", contains articles providing regulations for animals within the Town of Yemassee, provisions empowering Animal Services Officers of Beaufort County Animal Services to have jurisdiction within municipal limits, and, items specific to the Town of Yemassee; and,

WHEREAS, Article III titled "Specific to the Town of Yemassee", Section 4.67 titled "Wild Bird Sanctuary Established" (a), declares that the entire area within the corporate limits of the Town is hereby established and declared to be a wild bird sanctuary for non-game birds; provided, however, this section shall not apply to that area of Town known as Bindon Plantation, Cotton Hall Plantation and Tomotley Plantation; and,

WHEREAS, the Town Council is scheduled to conduct a second and final reading on Ordinance 23-19, at a special meeting on July 6, 2023 on the accession of Jericho Plantation to the Town of Yemassee; and,

WHEREAS, as the existing language within subsection (a) of Section 4-67 has exclusions for the Plantations of the Town of Yemassee, it is desired to amend subsection (a) to add an exclusion for Jericho Plantation in Sheldon.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF YEMASSEE, SOUTH CAROLINA

Section 1. AMENDMENTS. In accordance with the foregoing, the Town hereby amends the following subsection of Chapter 4, Article III, Section 4-67 titled "Wild bird sanctuary established" as follows:

- (a) The entire area within the corporate limits of the town is hereby established and declared to be a wild bird sanctuary for non-game birds; provided, however, this section shall not apply to that area of town known as Bindon Plantation, Cotton Hall Plantation, Jericho Plantation, and Tomotley Plantation.

Section 2. REPEAL OF CONFLICTING ORDINANCES. All ordinances or parts of ordinances inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

Section 3. ORDINANCE IN FULL FORCE AND EFFECT. This entire Ordinance shall take full force and effect upon adoption.

DONE, RATIFIED AND ENACTED THIS _____ DAY OF _____, 2023.

This Ordinance was read and passed at First Reading on: _____

This Ordinance was read and passed at Second and Final Reading held on: _____

Colin J. Moore, Mayor

ATTEST: Matthew E. Garnes, Town Administrator

Peggy O'Banner, Mayor Pro-Tem

David Paul Murray, Council Member

Alfred Washington, Council Member

Stacy Pinckney, Council Member

(seal)

Sec. 4-67. - Wild bird sanctuary established.

- (a) The entire area within the corporate limits of the town is hereby established and declared to be a wild bird sanctuary for non-game birds; provided, however, this section shall not apply to that area of town known as Bindon Plantation, Cotton Hall Plantation and Tomotley Plantation.
- (b) Unless otherwise authorized under state hunting laws, it shall be unlawful within the town to trap, hunt, shoot, harm, rob the nest of, or molest in any way any wild bird or fowl, except as may be determined by town council.

(Ord. No. 22-13, § 1(3.304), 9-13-2022)

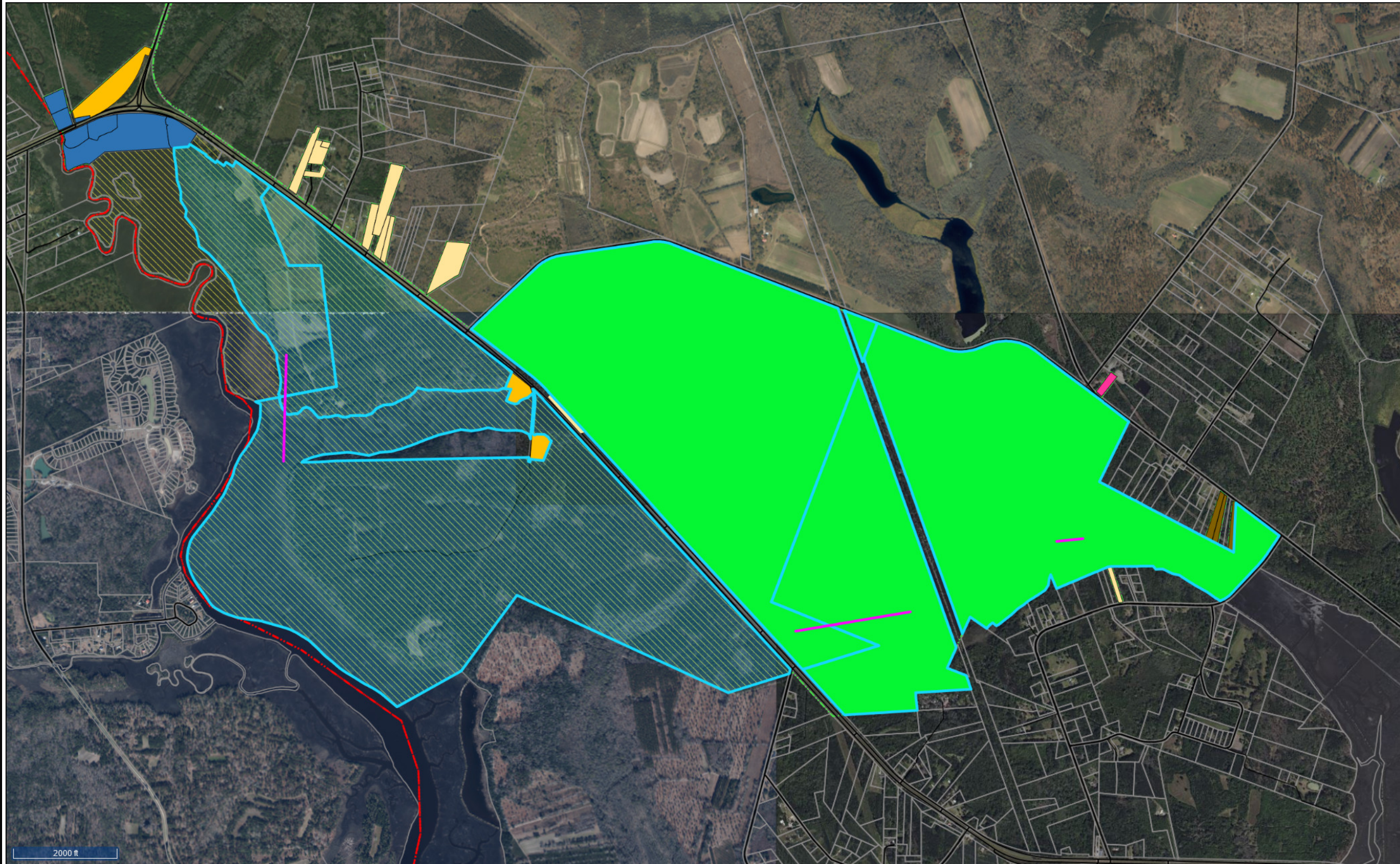
Sec. 4-67. - Wild bird sanctuary established.

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(Ord. No. 22-13, § 1(3.304), 9-13-2022)



Plantations Exempted Under Sec 4-67



- Legend**
- ◆ Address Points Beaufort
 - Parcels Beaufort
 - ◆ Address Points Hampton
 - Parcels Hampton
 - ◆ Address Points Jasper
 - Parcels Jasper
- Zoning**
- Office Commercial District
 - Conservation Preservation District
 - General Residential
 - Residential 1 Acre
 - Residential 1/2 Acre
 - Residential 1/3 Acre
 - Residential 1/4 Acre
 - Village Commercial District
 - Mixed Use
 - Light Industrial District
 - Agricultural
 - Telecommunications Tower
 - Transitional
 - Utility
 - General Residential Townhouse
 - Regional Commercial District
 - Planned Unit Development
 - To Be Determined
- Beaufort Road Names**
- Beaufort Roads**
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- Hampton Road Names**
- Hampton Roads**
- Roads
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 - Interstate
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- Jasper Roads**
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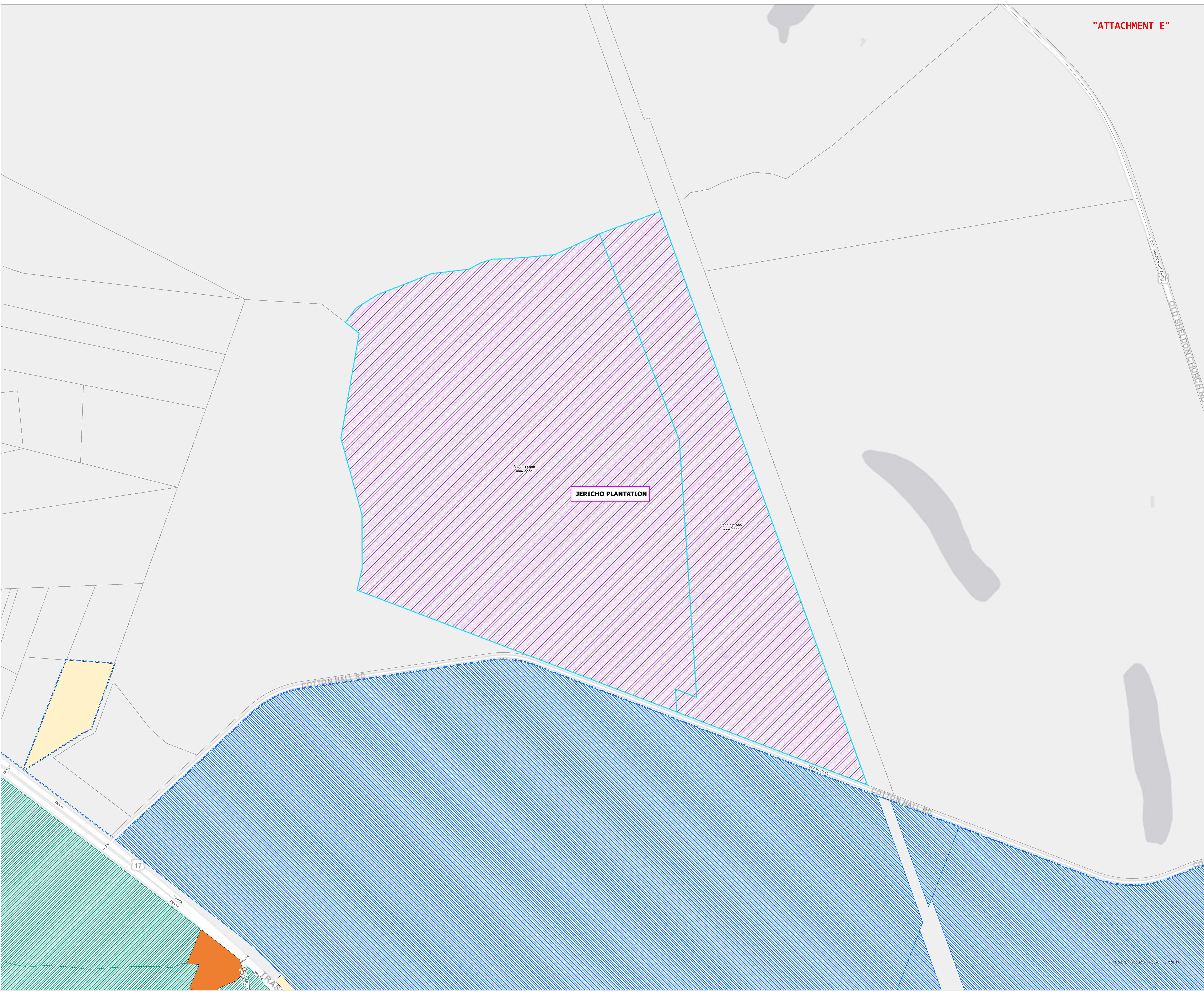
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Note:
 Bindon Plantation, Cotton Hall Plantation and Jericho Plantation.

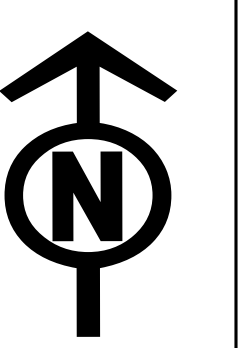
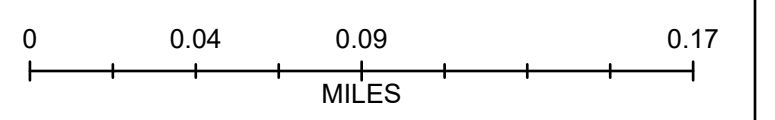
2 Jul, 2023

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LEGEND
JERICO PLANTATION BOUNDARY



DATE CREATED: 2/8/2021
DATE UPDATED: 5/16/2023
PREPARED BY: SPATIAL ENGINEERING, INC.
CARTOGRAPHY BY: GOVI HINES, GISP



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Recommended Motion

(Ordinance 23-21)

"I make the motion to approve first reading of Ordinance 23-21, amending Section 4-67, subsection A, of the Code of Ordinances of the Town of Yemassee".

Mayor
Peggy Bing-O'Banner
Mayor Pro Tempore
Matthew Garnes
Town Administrator



Council Members
Alfred Washington
Stacy Pinckney
David Paul Murray

Agenda Item

Subject: Consideration of an Ordinance Amending Portions of the Code of Ordinances of the Town of Yemassee, South Carolina, Chapter 4 "Animals", Article III. Specific to the Town of Yemassee, Section 4-67 titled "Wild Bird Sanctuary Established". [Ordinance 23-21]

Department: Administration

Submitted by: Matthew Garnes, Town Administrator

Attachments:

✓	Ordinance		Resolution		Other
✓	Support Documents	✓	Motion		

Summary: With the expected accession of Jericho Plantation into the Town of Yemassee, Staff are proposing an amendment to the Code of Ordinances of the Town of Yemassee, South Carolina, Chapter 4, Article III, Section 4-67, subsection (a), which, contains provisions declaring the entire Town of Yemassee as a Wild Bird Sanctuary. The Ordinance contains exemptions for portions of the Town known as Bindon Plantation, Cotton Hall Plantation and Tomotley Plantation. Staff desire to amend the text of this subsection to add Jericho Plantation on Cotton Hall Road in Sheldon to the existing exempted plantations.

Recommended Action: Request Town Council approve first reading of Ordinance 23-21.

ATTACHMENTS FOR ORDINANCE 23-21

ATTACHMENT IDENTIFIER	DESCRIPTION
ATTACHMENT A	ORDINANCE 23-21
ATTACHMENT B	EXISTING LANGUAGE OF SEC. 4-67
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TOWN OF YEMASSEE
Ordinance No. 23-21

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DONE, RATIFIED AND ENACTED THIS _____ DAY OF _____, 2023.

This Ordinance was read and passed at First Reading on: _____

This Ordinance was read and passed at Second and Final Reading held on: _____

Colin J. Moore, Mayor

ATTEST: Matthew E. Garnes, Town Administrator

Peggy O'Banner, Mayor Pro-Tem

David Paul Murray, Council Member

Alfred Washington, Council Member

Stacy Pinckney, Council Member

(seal)

Sec. 4-67. - Wild bird sanctuary established.

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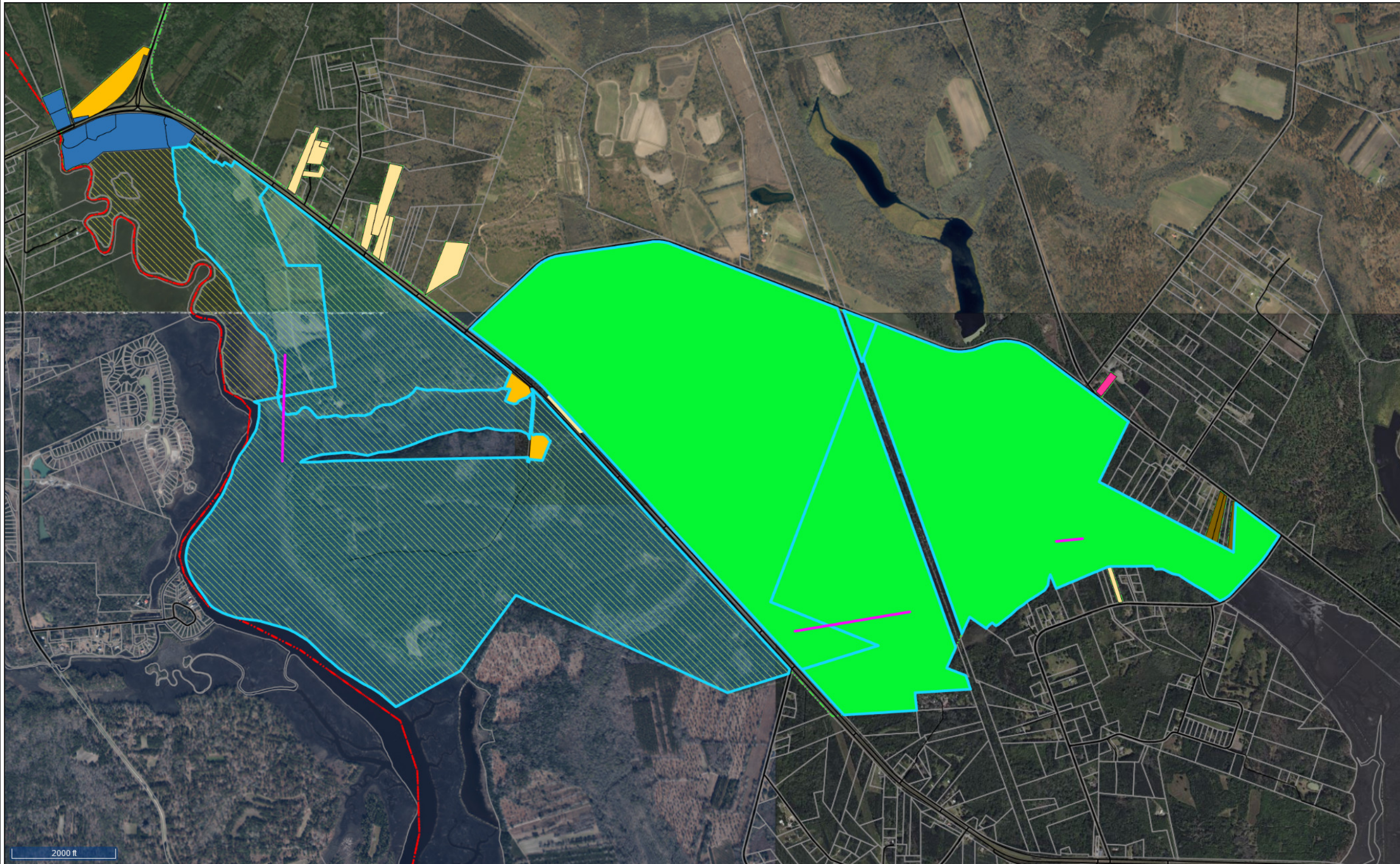
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(Ord. No. 22-13, § 1(3.304), 9-13-2022)



Plantations Exempted Under Sec 4-67



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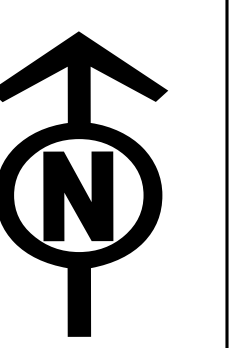
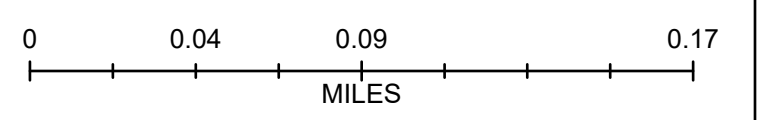
2 Jul, 2023

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LEGEND
JERICO PLANTATION BOUNDARY



DATE CREATED: 2/8/2021
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Recommended Motion

(Ordinance 23-21)

"I make the motion to approve first reading of Ordinance 23-21, amending Section 4-67, subsection A, of the Code of Ordinances of the Town of Yemassee".

Mayor
Peggy Bing-O'Banner
Mayor Pro Tempore
Matthew Garnes
Town Administrator



Council Members
Alfred Washington
Stacy Pinckney
David Paul Murray

Agenda Item

Subject: Discussion of the FY24 Budget Schedule

Department: Administration

Submitted by: Matthew Garnes, Town Administrator

Attachments:

<input type="checkbox"/>	Ordinance	<input type="checkbox"/>	Resolution	<input checked="" type="checkbox"/>	Other
<input type="checkbox"/>	Support Documents	<input type="checkbox"/>	Motion	<input type="checkbox"/>	

Summary: The FY24 Budget year begins September 1, 2023, and Staff have completed budget meetings with department heads. Staff have completed their draft budget and are ready to schedule a Budget Workshop followed by a first reading, public hearing and second reading.

Recommended Action: Request Town Council agree on a tentative budget schedule for FY24.

Colin J Moore

Mayor

Peggy Bing-O'Banner

Mayor Pro Tempore

Matthew E. Garnes

Town Administrator



Council Members

David Paul Murray

Stacy Pinckney

Alfred Washington

Proposed FY24 Budget Schedule

Meeting Type	Proposed Date / Time
Budget Workshop	Friday, July 14, 2023, at 10:00AM
Special Meeting – 1 st Reading	Friday, July 14, 2023, at 12:00PM
Public Hearing & Second Reading	Tuesday, August 8, 2023, at 6:30PM